Santa Barbara County Comprehensive Plan

Land Use Element

Circulation Element

Environmental Resource Management Element

Adopted December 1980
Revised August 1982

Includes text amendments through October 1992

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Preamble

The Comprehensive Plan is a means by which more orderly development and consistent decision making can be accomplished. The Plan involves a continuing process of research, analysis, goal-setting and citizen participation. The major purpose of the Comprehensive Plan is to enable the Santa Barbara County Board of Supervisors and Planning Commission to more effectively determine matters of priority in the allocation of resources, and to achieve the physical, social and economic goals of the communities.

The land uses proposed within this plan and depicted on the land use maps are to be used to guide the public and the decision-makers as to what uses are appropriate <u>if</u> and <u>when</u> development occurs. The question of whether that development can occur at any given time will be based on the site specific evaluation of the project's overall impact on available resources, public services, and environmental factors.

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Introduction

OVERVIEW

State Planning Law (California Government Code, § 65300) requires each county and city to adopt "a comprehensive long-term general plan." This plan shall consist of the following nine elements:

1. Land Use
2. Circulation
3. Conservation
4. Open Space
5. Seismic Safety
6. Noise
7. Housing
8. Safety
9. Scenic Highways

In addition to these nine mandatory documents the county may adopt optional elements such as air quality, energy, recreation, historical preservation, etc., or "such additional elements dealing with other subjects which in the judgment of the planning agency relate to the physical development of the county or city."

This document of the Santa Barbara County Comprehensive Plan includes the Land Use Element, the Circulation Element, and the Environmental Resources Management Element (ERME). The ERME combines the findings of the Seismic Safety, Conservation, and Open Space Elements. The Safety Element has been combined with Seismic Safety and its findings are included in the ERME. A chapter on recreation is also included within this document. The Housing, Noise, and Agricultural Elements for the county are separate documents. In November of 1975 the Board of Supervisors approved the County

Scenic Highways Element. Figure A illustrates the internal structure of the Comprehensive Plan and the relationship among the elements.

The formulation of the Land Use and Circulation Elements was based on the technical data and analysis contained in the other seven Comprehensive Plan Elements. An index to the major topics of these elements is included at the back of this document. In addition, various departments, agencies, and programs were involved in the Comprehensive Plan process. These are noted in Figure A and summarized below.

METHODOLOGY

The most critical part of the Comprehensive Plan work program was the systematic correlation and analysis of a wide variety of input data. The staff's initial efforts were in synthesizing this volume of information with the recommendations of the various agencies and committees. The outline below briefly reviews the various informational sources. These are not, however, sequential steps, since in most cases the information was accumulated in overlapping phases.

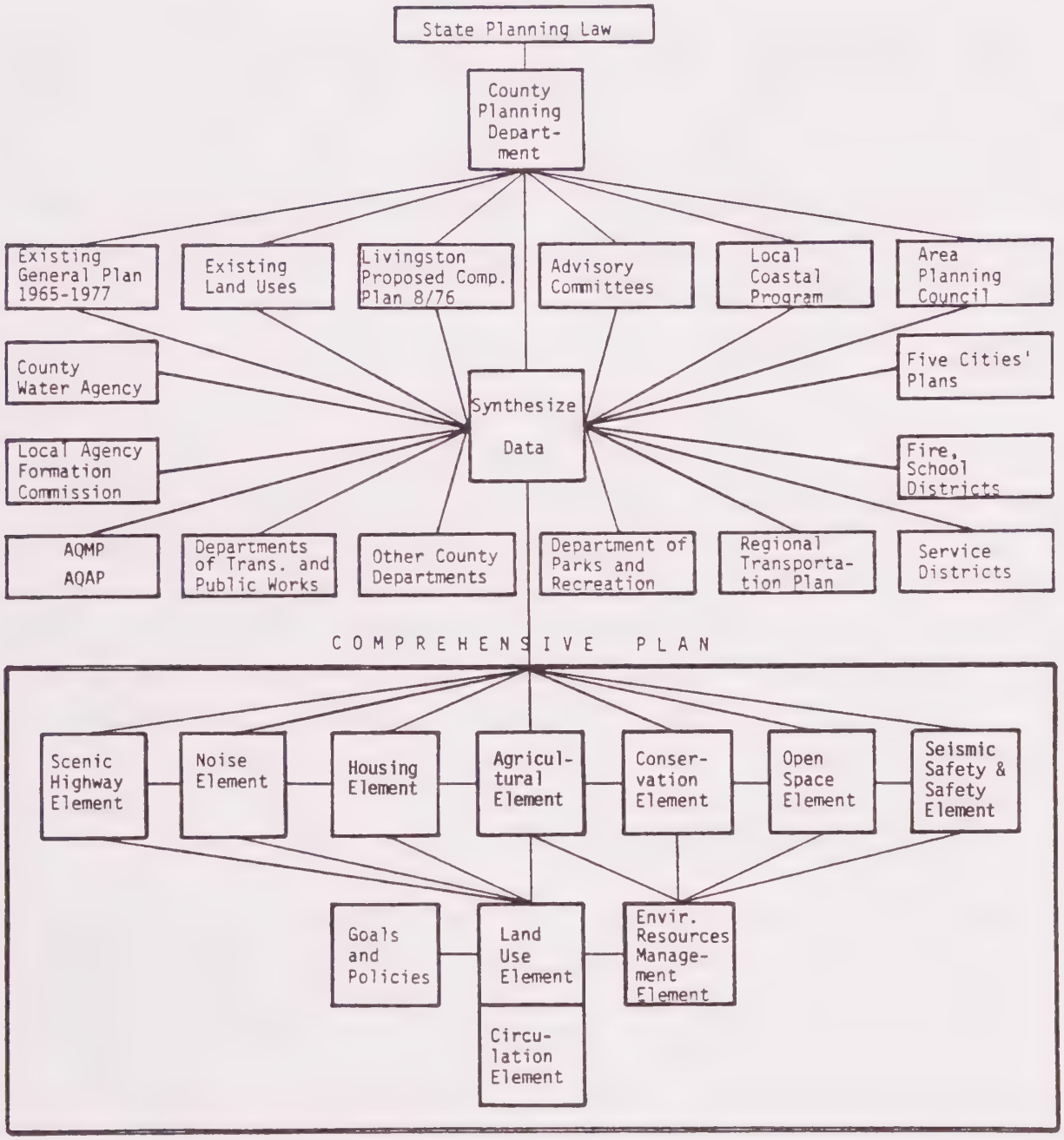
Livingston and Associates "Workbooks"

Base material was prepared under the direction of Livingston-and Associates by Moore and Taber, Consulting Engineers and Geologists; Royston, Hanomoto, Beck and Abey, Environmental Planners and Landscape Architects; Environmental Systems Research Institute, Computer Graphics; and a team of environmental biologists and archaeologists from UCSB. This material was revised and updated by the staff for the Seismic Safety, Conservation, and Open Space Elements to produce the Environmental Resources Management Element (ERME).

FIGURE A

SANTA BARBARA COUNTY COMPREHENSIVE PLAN

COMPONENT RELATIONSHIPS



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1965 County General Plan (Updated to 1977) and Existing County Land Use

The existing County General Plans (Land Use, Circulation, and Open Space) as well as the existing county land use patterns were computed and analyzed in relation to the proposed County Comprehensive Plan Elements.

General Plan Advisory Committees (GPAC's)

Staff worked with seven area advisory committees to formulate statements of goals and policies, and land use and circulation recommendations for each planning area.

City Plans

The Comprehensive Plan Land Use and Circulation Elements were coordinated with the general plans of Carpinteria, Santa Barbara, Lompoc, Guadalupe, and Santa Maria cities.

Local Coastal Program (LCP)

The staff cooperated with the Local Coastal Program in formulating the Comprehensive Plan.

Air Quality Maintenance Plan (AQMP) and Air Quality Attainment Program (AQAP)

Where appropriate, the recommendations of the AQMP and AQAP were incorporated into the Land Use Element.

Area Planning Council (APC)

The findings of the Regional Housing Element, Regional Land Use Element, and Transportation Plans were related to the Comprehensive Plan (Housing, Land Use, and Circulation Elements).

District Plans

The staff contacted water, sanitary, school, and fire districts for their recommendations in developing the Land Use Element.

Other County Departments

All elements were coordinated and reviewed by the appropriate county departments--Public Works, Fire, Flood Control, Transportation, Parks, the County Farm Advisor, and the Agricultural Commissioner's Office.

County Water Agency

Planning staff incorporated relevant findings from the Water Agency "Program of Action for Water Resources Planning" reports into the Conservation and Land Use Elements.

Local Agency Formation Commission (LAFCO)

The sphere of influence studies developed by LAFCO were related to the Comprehensive Plan Land Use and Circulation Elements.

Federal and State Agencies

Appropriate federal and state agencies were contacted for information and plan preparation--U.S. Forest Service; Vandenberg Air Force Base; University of California, Santa Barbara; State Department of Parks and Recreation; and Office of Planning and Research.

Generally, in preparing the Comprehensive Plan, all undeveloped lands were subject to a wide range of environmental studies to determine those lands that unquestionably should be preserved in open land use such as drainage areas, steep terrain, existing and potential prime agricultural lands, etc. The remaining land areas were then reviewed for potential development to meet future population and economic needs.

Although the Comprehensive Plan focuses on environmental factors, human values were also considered as equally important. The Land Use Element provides areas for such uses as housing, employment, education, recreation and public facilities while preserving the character and aesthetic quality of the various regions of the county. This plan includes the entire Santa Barbara County unincorporated area.

PLANNING AREAS - CITIZEN PARTICIPATION

Santa Barbara County encompasses 2,774 square miles and has considerable physical, historical, and cultural diversity. For many studies, converting or summarizing the data to countywide totals and averages is sometimes necessary. However, this does not permit the analysis and description of individually identifiable areas of the county, nor does it permit the determination of interrelationships and distinctions between communities.

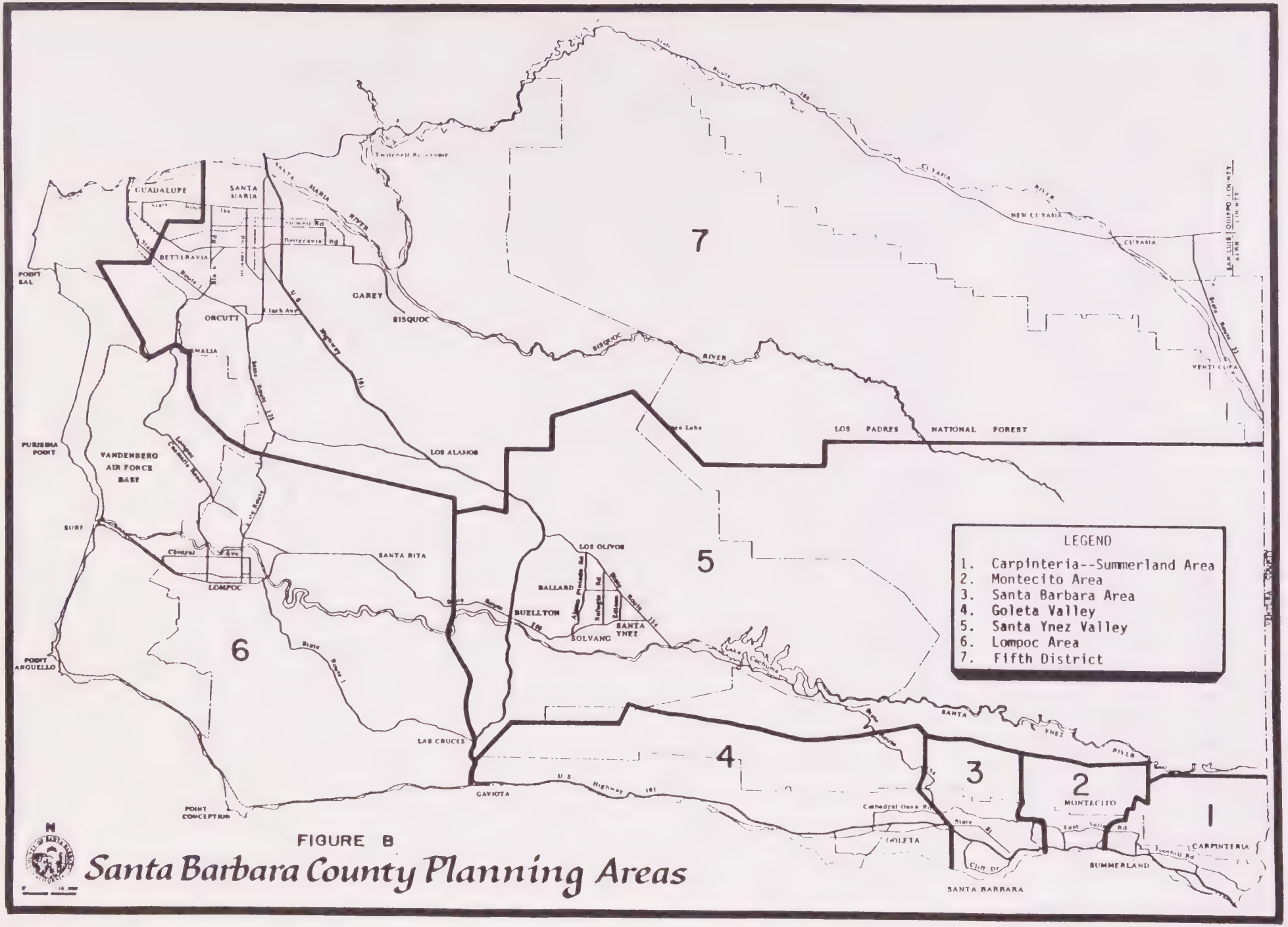
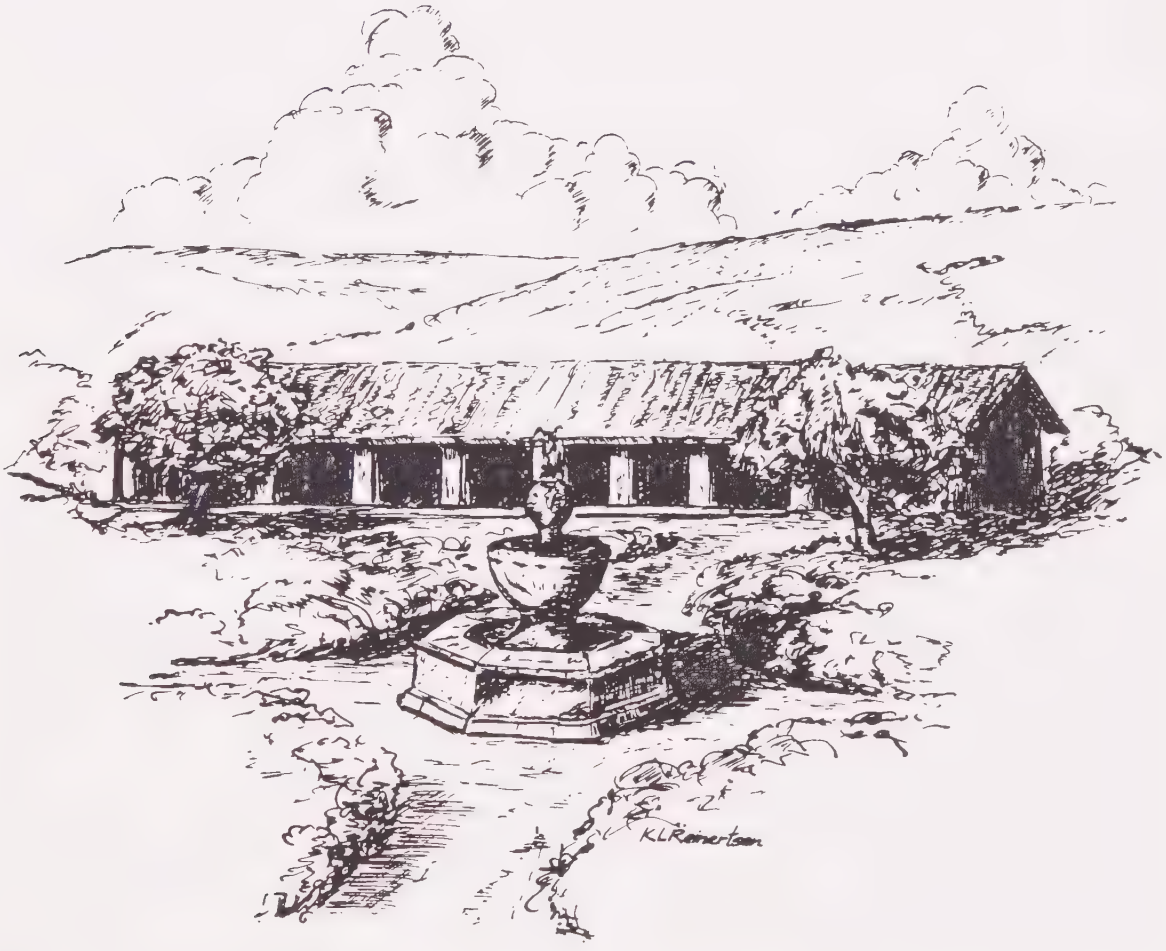


FIGURE B

Santa Barbara County Planning Areas

For this reason it was necessary to collect and interpret data within the framework of planning areas. These areas were used as a base for developing the Land Use and Circulation plans. The seven county planning areas were selected to coincide with the area advisory committees previously established by the Board of Supervisors for county citizen participation in the planning and zoning process. Figure B shows these county planning areas and their respective advisory committee representation.

LAND USE ELEMENT



La Purisima Mission

Land Use Element

INTRODUCTION

The Land Use Element brings together the variety of research findings, Advisory Committee goals and policies, and proposals from the other Comprehensive Plan Elements. As stated in the General Plan Guidelines,

> In differing degrees all of the elements of the general plan will contain policies or proposals which relate to the land use element. The land use and circulation elements are almost inseparably related. The nature, routing and design of circulation facilities are among the major determinants of the form of human settlement and of the uses of the land. Conversely, land uses create demand for circulation facilities.
>
> The safety and seismic safety elements provide information and policies regarding natural and man-made hazards which need to be recognized in the land use element. Together with the open space element, they define lands to be reserved in a natural state and other lands for urban purposes or for production of food, fiber or minerals. Considered along with the conservation element, they define criteria and standards and identify programs needed to control the impact of man's activities on the natural environment.

The Land Use Element matches the environmental factors and open space preservation recommendations of the Environmental Resources Management Element with the urban land needs identified by the County General Plan Advisory Committees and Resource Management Department staff.

The purpose of this element is to interrelate all of the different factors that affect population growth, urban development and open land preservation and to represent the county's policy on land use. No specific horizon year was selected for land use buildout because of the uncertainty of projecting physical development needs beyond 1990. The Land Use Element should be reviewed

every five years (i.e., 1985, 1990, 1995, etc.) to keep it up to date and responsive to changing issues and conditions. This review should take the form of a thorough needs assessment within each planning area.

The land use plan for each area has been designated to represent ultimate development with no designated planning period. Although resource constraints on development may affect the rate of growth, the Resource Management Department staff and Advisory Committees worked under the premise that the land use plan should represent the best possible development for each community. This does not imply that the land uses for any area will be fully developed by any particular date. Charts are provided in a subsequent section of the Land Use Element to indicate the dwelling unit holding capacities and acreages of the various land use designations within each planning area. Similar tables for areas within the Coastal Zone can be found in the Local Coastal Plan.

No urban development should be permitted beyond boundaries of land designated for urban uses. The resulting concentration of urbanization not only will avoid costly scattered development, but also will help minimize energy usage and impacts on air quality. The Land Use Element may be amended to designate additional urban development within the urban boundary only when it has been clearly demonstrated that a land use category in an area is insufficient to permit a reasonable choice of sites for development of appropriate types. It is the policy of the Santa Barbara County Planning Commission to require the applicant for a General Plan amendment to submit "evidence supporting the need for such amendment" (Resolution No. 78-53). In 1974, the State Planning Law was amended to require that zoning ordinances be consistent with the general plans. All zone changes and general plan amendments must be consistent with the other general plan elements, and no element may be amended more frequently than three times during a calendar year except for projects providing at least 25 percent affordable housing.

It should be emphasized that the Land Use Element does not guarantee that a particular project will be allowed at the density or intensity of use shown on the land use maps. Although environmental factors were one of the criteria used in establishing the land use designations, it was impossible to do specific site analysis for all of these factors in all areas. For example, a parcel designated as "residential, one acre or more per dwelling unit" could include areas with excessively steep slopes. A proposed project under this designation would require specific design review to insure that this problem is mitigated. As a result, the development may be of a lesser density than shown on the land use map. Similarly, new or more detailed information may be found during project review which could necessitate project design changes or amendment of the land use designation.

Population and Economic Trends

Population Characteristics

Santa Barbara County is currently the sixteenth most populous county in California, accounting for 1.3 percent of the total state population. According to the California Department of Finance, total population in the County was 288,900 in July, 1977. This represented an increase of approximately 23,200, or 8.7 percent, since July, 1970.

TABLE 1:
Santa Barbara County Population 1940-1977

	Population	Percent Change
U.S. Census		
1940 April 1	70,555	
1950 April 1	98,220	+39.2
1960 April 1	168,962	+72.0
1970 April 1	264,324	+56.4
California Dept. of Finance Estimates		
1970 July 1	265,700	+ 0.9
1971 July 1	269,600	+ 1.5
1972 July 1	270,400	+ .3
1973 July 1	273,700	+ 1.2
1974 July 1	277,600	+ 1.4
1975 July 1	281,100	+ 1.3
1976 July 1	286,300	+ 1.9
1977 July 1	288,900	+ .9

Source: California Employment Development Department, "Annual Planning Information," 1978-1979

The annual growth in the seventies of 1.2 percent is a much slower growth rate than in the prior decade, when the development of Vandenberg Air Force Base and the build-up of University of California at Santa Barbara spurred a population increase of 5.6 percent annually.

At the time of the October, 1975 Special Census of population, there were 281,906 people living in Santa Barbara County. Approximately 51% of the population resided in incorporated cities. Of the remaining population in the unincorporated area (138,664), approximately 62% resided in the more urbanized South Coast portion of the County, approximately 4% in the area surrounding the City of Lompoc, and 14% in the area surrounding Santa Maria City. Table 2 summarizes the results of the 1975 Special Census.

TABLE 2:

Santa Barbara County Population, 1975

Jurisdiction	Number	Population Percent
City of Guadalupe	3,078	1.1%
City of Santa Maria	33,853	12.0%
City of Lompoc	24,399	8.7%
City of Santa Barbara	72,526	25.7%
City of Carpinteria	9,386	3.3%
Unincorporated	138,664	49.2%
TOTAL	281,906	100.0%

Figure C depicts the age profile of the residents of Santa Barbara County at the time of the 1975 Special Census. The peak in the curve, between approximately age 10 and age 30, corresponds to the years of higher birth rates which began after World War II and extended into the 1960s. An additional factor which raises the 20-24 year old peak somewhat higher than the national average is the influence of UCSB and other institutions of higher education which comprised approximately 33,000 students in 1976.

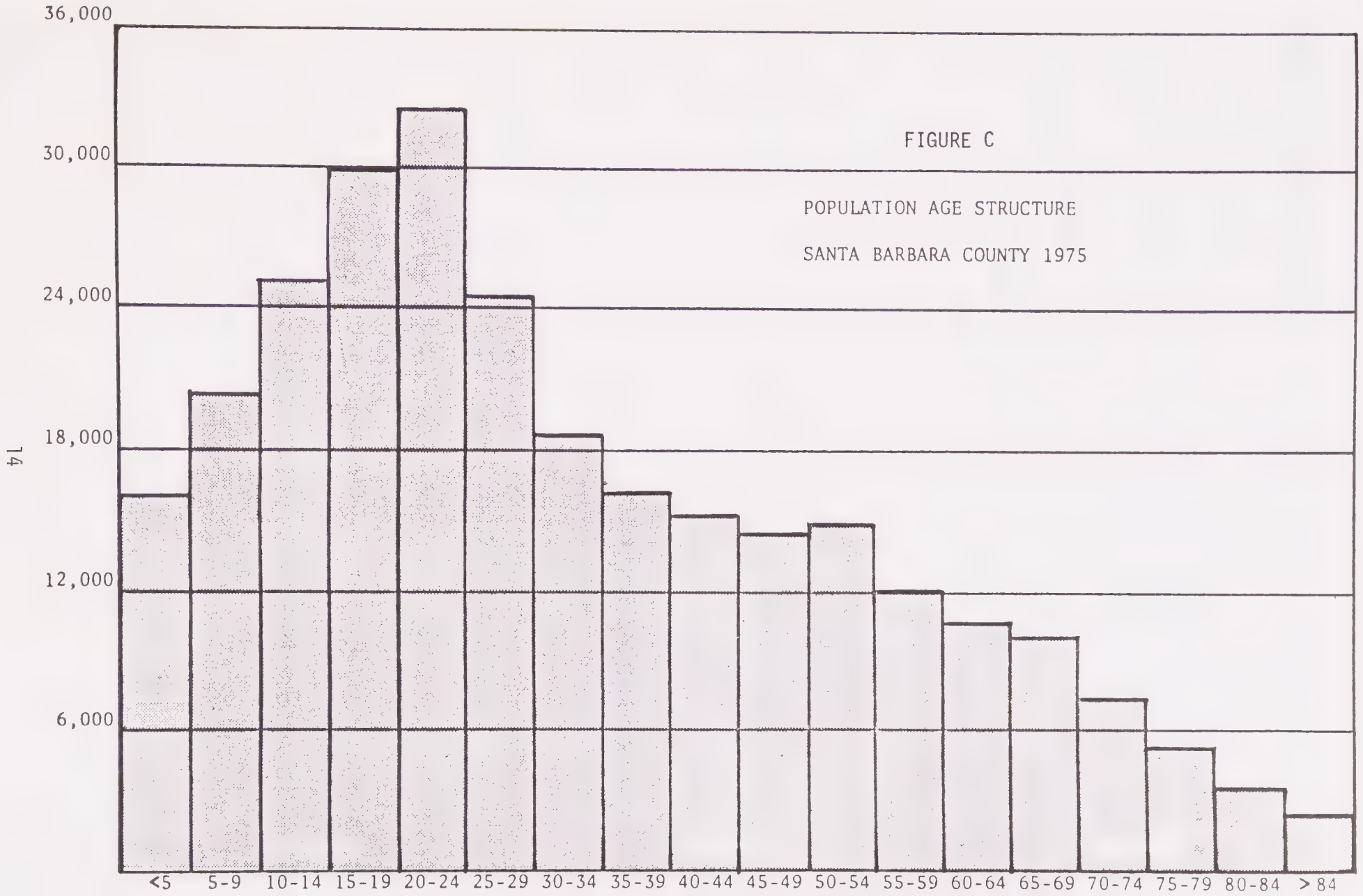


FIGURE C

POPULATION AGE STRUCTURE

SANTA BARBARA COUNTY 1975

The maturing younger age group will have special effects on services and resources such as increasing demand for housing and jobs, and decreasing demand for primary and secondary education (as seen by recent elementary school enrollment decreases in most school districts in the South Coast). If jobs are not available, employment opportunities will have to be sought in other areas, thus reducing the number of people in the younger population age group. The decline in birth rates has another direct affect on community development. The number of households is increasing; however, these new households are smaller because family size is smaller. Also, older people are living longer, and their children move out and form their own households at an earlier age than formerly. Additional reasons why the number of households is increasing are divorce, single-parent households, and the formation of single-person households. As a result, the number of households increases, even though the population may not increase. Presently it appears households increase at two to three times the population increase. (See Table 3.)

TABLE 3:
Relationship Between Change in Population and
Change in Households, Santa Barbara County, 1970-1975.

	Increase in Population	Increase in Households
North County	Less than 1/2%*	13%
South County	11%	21%
County Average	6%**	18%

*3% without Vandenberg AFB
**7% without Vandenberg AFB

ECONOMICS AND EMPLOYMENT

The following is a description of economic and employment centers in Santa Barbara County, primarily those categorized by the Standard Industrial Classification System (SIC).

Agriculture. Agricultural employment averaged 6,500 workers per month and is not expected to rise significantly above this level. Use of seasonal farm workers in 1977 was estimated at around 40 percent of the total farm workers employed (Santa Barbara County, 1978).

Mining. Employment in the mining sector has grown in proportion to firms engaging in the exploration for crude petroleum and natural gas. The current forecast holds employment in this sector steady; however, increases in employment can be expected from expanded production in the north county oil fields, continued development of offshore oil from existing oil leases, development resulting from new lease sales in the Santa Barbara Channel, and the prospects of a Liquefied Natural Gas (LNG) terminal at Point Conception (Santa Barbara County, 1978).

Construction. Development is often counter cyclical to the national economy. Although the number of building permits has risen, the continued demand for construction is expected to shift toward the north county.

Manufacturing, Research and Development. This sector provides the greatest input into the economy of the south coast. Because of the nature of the industry, this sector of the local economic base is especially subject to fluctuations in the national economy (Santa Barbara County, 1978).

Transportation and Public Utilities. The employment in this sector has reported only moderate gains. Most of the gains were

recorded in transportation areas (trucking, etc.) as a response to the industrial expansion (Santa Barbara County, 1978).

Wholesale Trade. Wholesale trade employment is expected to resume its upward trend as the local economy continues to improve. The nondurable goods wholesaling is dependent on the success of the agricultural sector whereas durable goods will grow in proportion to the local economy (Santa Barbara County, 1978).

Retail Trade. Retail trade is the second largest provider of new jobs in the county. Moreover, the total dollar evaluation of all taxable retail sales in Santa Barbara County rose in 1977, increasing 16 percent to $855.8 million. Santa Barbara City, accordingly, made up 50 percent of these retail sales, with the other incorporated north county entities providing the remaining amount of retail sales. (Santa Barbara County, 1978).

Finance, Insurance, and Real Estate. Employment in these sectors is proportional to general improvement in business conditions in the County. Real estate and finance will increase as growth creates new demands (Santa Barbara County, 1978).

Services. Services continues to post the largest gain in employment and remains the largest employee sector in the County. The variety of needs required (local serving sector) to meet the growing population will continue the growth in services throughout the County (Santa Barbara County, 1978).

Property Income. Property income includes royalties on patents, copyrights, rights to natural resources and imputed net rents, personal interest incomes and cash dividends. It has been suggested that approximately 13 percent of the reported property income is imputed, i.e., it does not represent an actual flow of funds.

Proprietors Income. This sector includes net business earnings of owners of unincorporated enterprises, including farmers, doctors, dentists, lawyers, etc.

Student Expenditures. Higher educational institutions often draw enrollments from outside the region. In addition to tuition and fees paid directly to the schools, the students spend money for goods and services in the local economy. Thus, they represent a basic input to the County. Past surveys indicate that students spend an average of about $2,500 per year in the local economy or for 1977, about $39 million was contributed to the local economy by student expenditures.

Tourism and Visitors. Tourism is another basic activity that is not indicated directly in the conventional sources of economic data. Tourists and other visitors spend money within the region for food, lodging and services. The economic contribution of tourism and visitors is, of course, included with the payrolls of selected retail and service sectors. Tourism accounted for $62 million net input into the County's economy during 1970 (Santa Barbara County, 1978).

Transfer Payments. Transfer payments are a category of funds that enter the region and are spent throughout the local economy. These include various government sponsored programs such as Social Security, V.A. benefits, Civil Service Retirement, etc.

The University of California, Santa Barbara, plays a dominant role in the South Coast economy. However, with enrollment at 14,700 (Fall 1979) a significant increase in its contribution over the long term is not expected. A decreasing number of young people are entering "college bound" age on a state-wide basis, and there are community pressures to place a ceiling on total enrollment.

Government (other than military). Government in 1979 was just behind the service sector in total employment. The overall growth is not expected to keep pace with the growth in population as a result of Proposition 13. Future growth in education is expected to be minimal as the County is currently experiencing a change toward an average older population without children. (Santa Barbara County, 1978).

Military Expenditures. A Vandenberg Air Force Base impact analysis for the year 1976 estimates that military personnel spent $33.7 million off base in the County. In 1970, Vandenberg provided approximately $100 million into the north county economy. In 1979, 6,500 persons were employed at the base of which 2,550 were military. Future growth is largely dependent upon the Space Shuttle and MX Missile programs.

Major Issues

This chapter includes a discussion of air quality, housing, energy land use, and recreation. Other important issues, such as water resources and agriculture, are analyzed in the Comprehensive Plan Elements. An index to these subjects is located at the back of this document. Additional information for areas within the Coastal Zone may be found in the Santa Barbara County Coastal Plan.

AIR QUALITY*

Land Use Planning For Air Quality Purposes

The Comprehensive Plan, by determining future land use patterns, has effects on air quality. This is due to the influence land use patterns have on the type of transportation used for shopping, work, and social trips. Presently, the automobile is the primary transportation mode used for these trips. The automobile is also the largest source of ozone precursors and carbon monoxide. Hence, efforts to minimize automobile use are beneficial to air quality. The following sections address three aspects of the Comprehensive Plan that have influence over the amount of automobile use that will be necessary in future years: the designation of residential densities; the balance of jobs and housing; and the designation of urban/rural boundaries.

Residential Densities

Residential densities can impact the level of emissions by influencing the amount of driving within different communities. Indications of the nature of this situation are made in several reports. The Costs of Sprawl analyzed several different community

*On March 9, 1981, the Board of Supervisors adopted an Air Quality Supplement to the Land Use Element. This is a separate publication and is available at the Resource Management Department.

development patterns, their associated vehicle trip generations, distance factors, and resultant vehicle miles traveled (VMT) (Real Estate Research, 1974). The additional increment of VMT from a land use pattern fashioned with the selected application of: 1) increased densities in areas with high accessibility to commercial and employment opportunities, and 2) decreased densities in areas with low accessibility, would be approximately 3/4 of the VMT which could be expected if the future densities did not take into account accessibility to commercial and employment opportunities. This would be a one-quarter reduction in the potential level of pollutants from future growth.

A second study which analyzed the use of the automobile relative to a series of land development scenarios is "Energy and Land Use: Analysis of Alternative Development Patterns" (Rogers, 1976). Significant variations were evident in the VMT increases forecast for different patterns further supporting the effect of land-use patterns on VMT. The land development pattern based upon a greater urban density and access to transit showed a significant increase in transit use on the order of 1/3 to 1/2 over the base-line ridership figure.

The differences in automobile use by residents of lower-density, single-family units versus typically more-dense, multi-family housing and PUD's have been long recognized by transportation planners. The trip generation tables used in forecasting the number of daily trips from the different types of dwelling units display these differences. Relative to the number of trips forecast for a single-family unit, PUD's are forecast at a level 20% lower, townhouses and condominiums 45% lower, and two-story garden-apartments 45% lower. The Institute of Transportation Engineers, in compiling these forecast tables, note that the factors tending to increase trip generation rates are greater distances between the dwelling units and the central business district, larger dwelling unit sizes, and higher incomes of the

occupant. Trip generation rates used in the traffic forecasting efforts in Santa Barbara County by SCOTS differentiate between multiple housing units and single housing units. In seven of the ten categories of "type of housing" and "vehicle availability," drivers in single housing units are expected to generate 7-35% more trips than drivers in multiple housing units. These trip generation rates are only a reflection of an existing situation and should not be interpreted to indicate that a shift in the type of housing units would be followed by a respective shift in trip generation rates. However, these rates are indicative of a trend in automobile use and housing type that is recognized and applied in Santa Barbara County.

Another aspect of development at increased densities is the greater feasibility of transit use. A study of density and transit use in major urban areas indicates that a threshold exists around seven dwelling units per acre (Pushkarev, 1977). Above seven units per acre, densities are present to sustain significant transit use. This threshold is supported in another report which identifies a level of six to eight dwelling units per gross acre as necessary to achieve the densities necessary for economical mass transit (Rogers, 1976). Moreover, an increase in density above seven units per acre also includes a reduction in auto travel. This reduction is related in part to a decrease in automobile ownership brought about by diminished convenience and increased cost associated with the storage and use of the automobile. A second factor involved in the transit use and density relationship concerns a greater accessibility by transit to non-residential uses as the density of the non-residential uses increases. As such, the potential transit user has a greater variety of stores, offices, and places of employment available from a single transit stop, and hence is more likely to choose transit as the mode of transportation.

Before people can be expected to make any significant shifts away from using automobiles, feasible alternatives must be provided and this requires proper land use design at the neighborhood level. The first step is recognizing the factors that influence and determine accessibility via all transportation modes including automobiles, bicycles, walking, and transit. These factors include the mixture of land uses, the transportation network connecting the land uses, and the characteristics of the community. Planning for accessibility via bicycles, walking, and transit will provide people with alternatives for the necessary work, shopping, and social trips. It is through a shift in transportation modes from automobiles to bicycles, walking, and transit that automotive emissions can be reduced and energy can be conserved.

Balance of Jobs and Housing

The balance of jobs and housing opportunities that is provided within each Housing Market Area (HMA) of the County has effects on the amount of driving between different areas of the County. The Comprehensive Plan has a significant influence over this by determining the amount of vacant land that is available for expansion of employment-generating land uses and residential land uses. By providing a balance of job and housing opportunities employees will be able to select housing located within the same HMA as their job. If the housing opportunities are not available employees will be placed in a position of selecting housing in another HMA with the attendant adverse impacts upon air quality. The adverse impacts are based upon increases in the length of the work trip because the affected employees will have to commute longer distances to their jobs. The average trip length for the work trip in Santa Barbara County is 4.9 miles (Burnworth, 1980). However, the long distances between the HMA's of the County range from 24 miles between Lompoc and Santa Maria to 32 miles between Santa Ynez and Santa Maria (The average distance between adjacent

HMA's is 27 miles). If the proportion of employees commuting the long distances between HMA's is significantly increased then the VMT projections for work trips could increase, possibly affecting the accuracy of the region-wide VMT projections.

Long-distance commuting also brings problems to the air quality situation due to the following circumstances. Pollutants are emitted in more than one region if the commute is from either Lompoc or Santa Ynez to Santa Barbara or Santa Maria. Mitigation measures for the long-distance commute are very limited. Service by public transit is prohibitively expensive and alternative transportation modes such as car pools or van pools for the work trip can reach only a very limited portion of the available commuters due to difficulties in scheduling, destination, and convenience. The availability of mitigation measures or transportation alternatives for the shopping and other long-distance trips is nonexistent. As a result, long-distance trips induced by job/housing imbalances remain mitigated only to very limited degrees.

Urban/Rural Boundaries

The designation of urban/rural boundaries effects automobile use by establishing outward limits of urban development. The location and size of the areas included within the urban/rural boundary affect the future land use patterns, the progression of development, and the type of transportation used by the residents. The latter is exemplified by: the distances people walk and bicycle to shopping or work; the extent to which transit routes will be feasible; the effectiveness of vanpooling; and, of course, the average trip lengths for automobile drivers. A compact urban pattern established by urban/rural boundaries will minimize the distances and be beneficial for air quality.

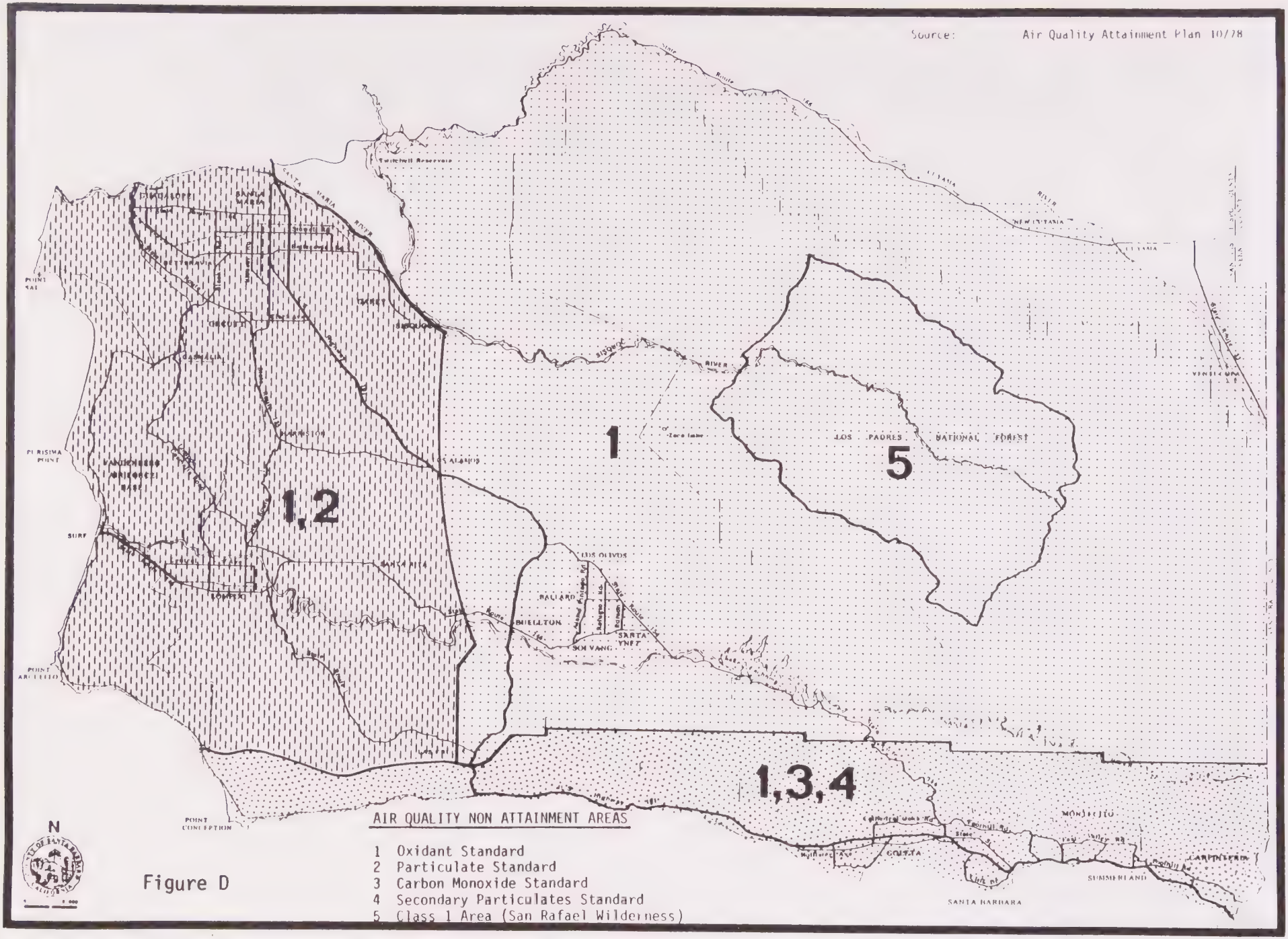
The Air Quality Attainment Plan and The Comprehensive Plan

Under requirements of the federal Clean Air Act Amendments of 1977, Santa Barbara County began a program to clean and protect its air resources. The objective of the program, known as the Air Quality Attainment Plan (AQAP), is to reduce pollutant emissions from various sources using a variety of methods. If this objective is not met, certain sanctions may be applied to local agencies by the Environmental Protection Agency. The most significant sanctions include the withholding of federal highway construction funds and federal wastewater treatment facility grants.

Following the adoption of the Clean Air Act Amendments, the California Resources Board designated portions of the county as non-attainment areas exceeding the National Ambient Air Quality Standards (NAAQS). All of the County was designated as non-attainment for oxidants while the South Coast was given non-attainment status for secondary total suspended particulates and carbon monoxide. The San Rafael wilderness area within the Los Padres National Forest was designated a Class 1 Area, meaning that its air quality must not be allowed to deteriorate. Figure D illustrates these non-attainment areas.

Four types of actions are available for reducing air pollution emissions in the AQAP:

1) Controls on stationary sources (e.g. factories, oil tanker loading terminals);
2) Controls on mobile sources (e.g. emission control devices on cars, inspection and maintenance programs);
3) Transportation controls (e.g. more buses and vanpools);
4) Land use controls (e.g. more mixed land uses, housing closer to shopping).


Source: Air Quality Attainment Plan 10/78
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5
1,2
1,3,4
LOS PADRES NATIONAL FOREST
SANTA YNEZ
SANTA BARBARA
AIR QUALITY NON ATTAINMENT AREAS
1 Oxidant Standard
2 Particulate Standard
3 Carbon Monoxide Standard
4 Secondary Particulates Standard
5 Class 1 Area (San Rafael Wilderness)
N

Figure D

The AQAP land use controls are directed toward decreasing emissions by reducing use of the automobile. This effort also has beneficial impacts on energy and resource conservation (see Energy Element).

The Clean Air Act requires that local governments "have adopted by statute, regulation, ordinance, or other legally enforceable document, the necessary requirements and schedules and timetables for compliance and are committed to implement and enforce the appropriate elements of the [Air Quality Attainment] plan."

The ARB has also required consistency between the Comprehensive Plan and the AQAP. ARB Resolution 79-50 states that the ARB "finds that to meet the Clean Air Act requirements for consistency of the [State Implementation Plan] and other planning programs, Santa Barbara County has committed to develop a well-defined process and schedule to achieve, monitor, and maintain consistency between regional growth forecasts, plans, and those aspects of local general plans which affect the emissions forecasts in the AQAP."

Several issues in the Comprehensive Plan are addressed by the AQAP Land Use Measures. The respective issues in the Land Use Element are the designation of the urban/rural boundaries, the designation of residential densities, the application of planned unit development designations, the mixture of commercial and residential land uses, and the balance of jobs and housing. In the Circulation Element that issue of bikeway designations is addressed by the AQAP Land Use Measures.

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HOUSING

The Areawide Housing Element* has identified problems associated with housing in Santa Barbara County. These problems include high demand for rental units, as indicated by low vacancy rates, spiraling costs of new and existing housing, and significant deterioration of structures located in the older developed areas of the county. The Areawide Housing Element found that overpayment according to federal and state standards is the greatest housing problem in Santa Barbara County. There is an insufficient supply of affordable housing for low- and moderate-income groups living in the South Coast. Overcrowding among lower-income renter households and large families is evident. However, units of adequate size to accommodate these larger households do exist and overcrowding is seen as a problem of the distribution of the housing stock. The Housing Element of the Comprehensive Plan confirms the findings of the Areawide Housing Element and examines specific measures to remedy the documented housing needs.

TRENDS AND LAND USE ISSUES ASSOCIATED WITH HOUSING

Along the South Coast the existing water moratoria in the Goleta, Montecito and Summerland County Water Districts have acted to channel some development pressure toward the cities of Santa Barbara and Carpinteria. In the City of Santa Barbara, limited available land may restrict further residential development. The extent and location of residential construction in Carpinteria will be heavily influenced by the availability of water and the application of coastal development policies established by the

*Area Planning Council, April 1977.

Coastal Act of 1976. All of Carpinteria Valley is included within the Coastal Zone.

In the North County, housing production will be closely related to future economic development, the phenomenon of decreasing household size, and migration of a portion of the South Coast work force in search of lower cost, single-family housing, and who are willing to accept increased commuting costs. There are also other factors which may inflate demand over expected levels in the areas of Lompoc, Santa Maria, and perhaps the Santa Ynez Valley. 1977 data gathered by the City of Santa Maria Community Development Department indicated that, in three new subdivisions, up to 30 percent of those purchasing homes were doing so for speculative purposes. Since employment opportunities are not being generated at the same rate as housing units, care must be taken to prevent a recurrence of the housing market depression which happened in the late 1960's in the Orcutt area.

Another part of the increased demand for housing evidently is the result of an increasing number of persons moving away from larger metropolitan Los Angeles to the more rural areas of the state. This trend of outmigration from metropolitan areas was recently cited as "one of the most noteworthy reversals in migratory patterns in the nation's history."* It is also evident in other areas of California, particularly the Central Valley.

Future housing needs in the county will be significantly affected by such factors as the Vandenberg Space Shuttle and MX Missile Programs, construction of the LNG terminal at Point Conception, and federal outer continental shelf oil and gas lease sales. (See Table 4 in the following Land Use and Energy section.) The Local

*Peter Morrison, Rand Corporation Demographer, speech at the annual meeting of the Association for the Advancement of Science, Denver, Colorado, 1977.

Agency Formation Commission (LAFCO), which rules on issues related to annexation, will influence the future location of housing through its designation of "spheres of influence". This designation plays an important role in establishing and controlling the ultimate boundaries of urban areas. A number of factors suggest that planned unit developments, clustered housing units, manufactured housing, and other smaller size, higher density housing types will become increasingly important. These factors include increasing costs for land, labor, and materials, proximity to urban services, smaller household sizes and environmental concerns such as farmland and coastline preservation, air quality, and energy conservation. The degree to which higher density is accommodated by land use plans will become a major issue. Of course, higher densities do not automatically mean that more affordable housing will become available, since it could result in high densities, high-priced apartments or condominiums. However, higher densities may make it more feasible to produce low- to moderate-income housing.

Local governments owe a responsibility to their residents to protect the health, safety, and welfare of the community. There is little government can do directly about escalating home prices in an environment of resource constraints and a limited property tax base. However, other communities throughout the State are attempting to meet a similar challenge of providing a balanced community, in terms of home prices and the type of wage/salary employment available. Santa Clara County reviews plans for industrial expansion in regards to the housing demand created by the new employees expected to reside. Santa Barbara County, in the Goleta area, has determined, based on findings contained in specific Environmental Impact Reports that, in certain cases, new employment opportunities could adversely impact the local housing market. Attracting new households into a community where low vacancy rates exist contributes to higher prices due to fierce competition. Moreover, an expanding commercial/industrial base

creates additional demand for often non-existant housing affordable to low wage paying job holders, such as the retail and service personnel associated with new commercial and industrial growth.

Among the innovative techniques used by communities to make housing affordable to persons of lower income is the use of Community Development Block Grant funds to offset the costs of land, and public improvements to aid low- to moderate-income housing development. In Santa Barbara County, the City of Santa Maria has assisted housing development in this manner.

It is recognized that Federal and State housing subsidy programs, alone, are not sufficient by themselves to relieve the housing shortage experienced by persons of lower incomes. The County seeks the cooperation and assistance of the private housing developer in assuring that a variety of housing sizes, types, and prices is made available, because the private market is the most efficient producer of new homes. One method proposed in the Housing Element is the use of a "density bonus," or an increase in allowable density when a developer agrees to reserve a certain percentage of units for low income people.

A study produced for the County's Housing Element revealed that existing apartments or mobile home parks converted into cooperative ownership can significantly lower the cost of housing to the consumer under certain conditions. Mobile home planned developments and modular homes are a means of encouraging private enterprise to provide affordable homes to lower income people. Private enterprise should look to efficiently designed, energy-conserving prefabricated housing in order to lower the costs of producing housing. The County explores the use of these and other strategies in the Comprehensive Plan Housing Element.

LAND USE AND ENERGY

The issues raised for land use planning in Santa Barbara County by the "energy crisis" can be divided into two categories - conventional energy and alternative energy. In the case of land use planning for conventional energy sources, the issues for the county revolve around a variety of proposals to construct large-scale facilities to produce, process, and distribute oil and gas resources. The most direct relationship between land use and conventional energy supply facilities entail impacts on employment, housing, transportation, safety, public services and revenues.

In the case of alternative energy, a different set of possibilities and considerations arise. Either in response to federal and state-mandated requirements to promote alternative energy sources, or as the result of a county-level commitment to go beyond these mandates, the promotion of alternative energy sources will require reassessment of existing policies and ordinances dealing with building codes, conditions for residential, commercial, and industrial plans, and certain onsite zoning restrictions.

LAND USE AND CONVENTIONAL ENERGY SOURCES

The production and distribution of oil and gas has long played an important role in the development of Santa Barbara. The development of these resources has traditionally occurred in three areas: onshore (mostly North County); coastal zone (onshore and offshore); and outer continental shelf (OCS, offshore federal).

The Conservation and Energy Chapter of the Conservation Element discussed onshore oil production, suggesting the factors which shape the level of production in the North County. In terms of

land use, it was suggested that recent changes in the federal policy could produce a technical and economic environment conducive to expanded exploration and development of onshore oil fields. The major constraints on the expansion of production of onshore oil and gas fields will be air quality considerations.

The status of the coastal zone, state tidelands, and OCS oil and gas development, and the issues attending the development of these resources, are reviewed most thoroughly in the context of the Local Coastal Plan (LCP). As pointed out in the energy section of the LCP, it is generally assumed that coastal zone onshore and state tidelands oil development has peaked and will continue to decline and that OCS development may be expanding in the near future. Increased production in the Santa Barbara Channel will result from a combination of the expansion of production from existing offshore facilities and proposed additional lease sales in federal waters.

[NOTE: The remainder of this section on LAND USE AND CONVENTIONAL ENERGY SOURCES was deleted under case no. 91-GP-3, Board Resolution 91-536, 9/3/91. The deleted text included pages 35 through 40 in their entirety, therefore the next page number in sequence after this page is 41.]

ALTERNATE ENERGY AND LAND USE

As discussed in the Conservation and Energy Chapter of the Conservation Element, the problems associated with conventional energy supplies have prompted a substantial interest in pursuing a wide variety of alternative energy approaches and technologies. Many

alternatives have been identified as viable energy sources for California: solar, wind, geothermal, and biomass conversion are frequently cited as alternative energy resources offering a considerable, largely untapped, potential for reducing dependence on conventional energy.[8]

The rate at which this potential is utilized will depend on many factors - the relative economics of different energy sources, the availability of conventional sources, technological advances or constraints, the level of public commitment, to name a few. Local governments can do little to influence this general configuration of factors. Compared with conventional energy sources, however, the policies of local jurisdictions can play a major role in maximizing the potential of alternative energy. In a general sense, the most important role for local governments is to provide a framework conducive to maximizing the opportunities to reduce dependence on conventional energy sources and for accelerating the use of alternative sources. Land use planning offers an excellent format for creating such a framework.

Two general aspects of land use planning are particularly relevant to the energy issue: (1) the degree and type of density; and (2) building orientation and design.

1. The degree and type of density can have a significant influence on the overall energy efficiency of a community.[9] Land use policies which encourage medium to high density development and the mixing of land use activities have the effect of reducing dependence on the automobiles, a major source of energy consumption. Higher density development patterns encourage alternative, more energy-efficient means of transportation such as mass transit and the use of bicycles. Because of the close relationship between automobile use and air quality, local jurisdictions are required to explore and implement tactics designed to promote alternatives to the automobiles. The Air Quality Attainment Plan (AQAP) ad-

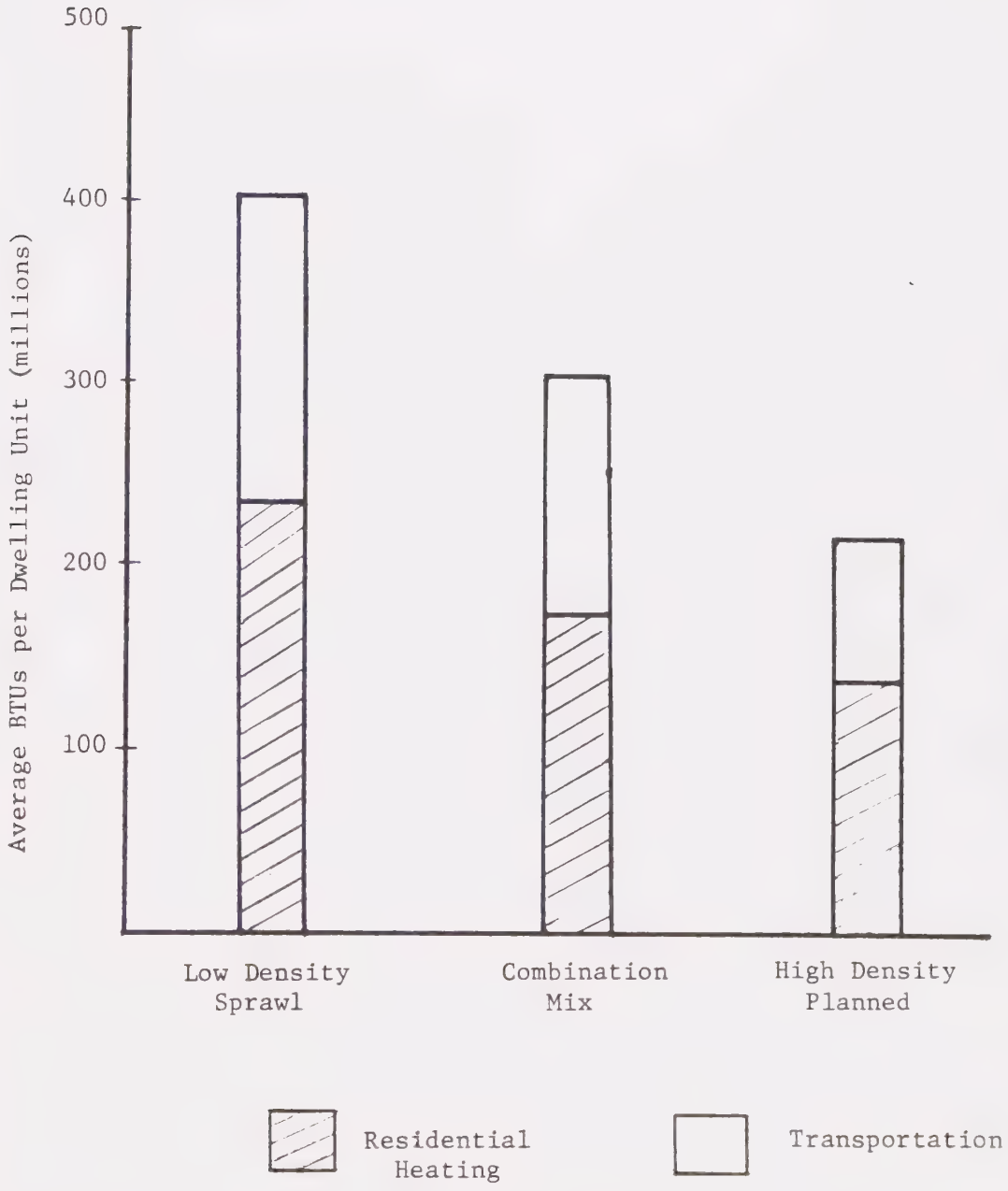
dresses these issues. Whether motivated by air quality concerns or an attempt to reduce energy consumption, land use policies which promote urban infilling have the additional energy efficiency benefits of encouraging development emphasis on multiple dwelling and clustering units as opposed to single-family residences. Figure E demonstrates the general relationship between energy consumption and types of development.

2. Site and structure design offer perhaps the greatest opportunity for reducing dependence on conventional energy sources and encourging the use of alternatives. Whether it is a single-family home, a tract of houses, an apartment complex, a commercial office building, a government facility, or an industrial structure, the amount and kinds of energy requirements can be heavily influenced by on-site design and building practices.

Recently implemented state legislation seeks to influence the amounts and kinds of energy consumed in all new residential and non-residential buildings. Standards for residential construction include: wall, ceiling, and floor insulation to reduce heat loss from buildings; levels of thermal conductivity for doors and windows; prohibition on the use of electric resistance heat for swimming pools; the use of electric resistance heat for space and hot water heating only if it can be shown to be more cost effective than gas or solar; and provisions for the insulation of pipes, ducts, and heating equipment.[10] In addition, the manufacturing, sale and use of large energy-consuming appliances (e.g., air conditioners, refrigerators, and heating equipment) will be increasingly regulated to ensure the availability and use of energy efficient consumer goods.[11] Finally, recently adopted legislation (AB 3250 and AB 2321) will encourage the use of solar energy by setting guidelines to ensure the availability of solar "skyspace" for new buildings. Solar energy, be it a passive system (using the building itself to collect and store heat from the sun) or an active system (using specifically built collectors

FIGURE E

ANNUAL ENERGY CONSUMPTION



Source: The Costs of Sprawl (Real Estate Research Corp.)

to capture and transfer solar, thermal or electric energy), can be maximized only if there are assurances of unobstructed access to the sun. Collectively, energy building and appliance standards and solar access legislation are expected to make a considerable contribution to the reduction in conventional energy consumption and the opportunity to utilize alternative energy sources.[12]

As elsewhere in California, the County of Santa Barbara will play an important role in the interpretation and implementation of these standards. Moreover, if the county wishes to expand on the criteria and guidelines established by state law, a great deal more can be accomplished to reduce consumption and promote alternatives. It is technically feasible at this time to provide adequate energy needs for homes and buildings with minimal or no reliance on conventional energy sources. The rise in the cost of conventional energy sources, increased interest and understanding of active and passive solar energy designs and technologies, and state and federal tax credits for the purchase of alternative energy systems have resulted in the availability of a wide range of alternative energy applications. If this potential is to be maximized, however, local governments will need to go beyond state standards and engage in the "fine tuning" necessary to identify and encourage those approaches and alternatives best suited for specific regions and for specific types of development. Examples of the variations in approaches and design most relevant to land use and alternative energy applications would include:

- Passive solar energy systems: The ability to fully incorporate passive solar design will be influenced by on-site topography, vegetation, nearby structures and orientation. The incorporation of well-established energy-efficient building principles can lead to a considerable reduction in the need for and consumption of natural gas and electricity for heating and cooling. Several exis-

ting houses in Santa Barbara County have demonstrated the effectiveness of passive solar energy design.[13]

- Passive versus active solar systems: A structure built to optimize the passive heating and cooling potential in a given location will minimize the size and space requirements for solar collectors used in supplementary active systems.

- Location of collectors: Some types of collectors for space and hot water heating need to be located on rooftops (houses, garages, carports, patio covers) while others can be mounted on outside vertical walls or on the ground.

- Neighborhood solar systems: In some cases, particularly tract developments and mobile home parks, it may be preferable to provide hot water and space heat through a neighborhood solar system. Neighborhood systems would be particularly useful for those existing or new developments where the orientation and site constraints make it difficult to locate collectors on individual units. It has been estimated that a neighborhood solar system for 1,000 people might require a total collector surface area of three-fourths to one acre of land.[14] This could be installed in one centralized location or at several smaller sites.

- Wind Power Generators: The renewed interest in and increasing technical-economical viability of utilizing wind machines is certain to involve local land use decisions. Small-scale, onsite use of wind power generators (including rooftop mounted equipment) would primarily involve aesthetic concerns. Alternatively, surveyors of the wind potential in California have shown

the viability of producing electricity with larger "wind farms"; the Point Conception-Point Arguello area has been identified as one potential site for a large wind farm project.[15]

- Biomass: Energy from biomass, the conversion of organic waste material to gaseous, liquid, or solid fuels, can take many forms. Agricultural wastes and urban wastes are two general subcategories. A 1977 feasibility study by Southern California Edison, for example, examined the possibility of utilizing the energy from the Santa Barbara County solid waste disposal system.[16] The implications for land use would be in the reduction of the need for large areas of land currently required at the transfer station and the Tajiguas landfill site.

Energy conservation, solar, wind, and biomass conversion are exemplary of alternative energy opportunities most likely to raise land use issues in Santa Barbara County. Given the commitment of federal and California State governments to promote alternative energy, and given the increasingly favorable economic and technological features of alternative energy applications, the question is not so much whether the land use issues will be experienced locally, but whether these issues are seen as an unwelcome regulation of land use planning or an opportunity to facilitate the use of alternative energy resources. The County adopted an Energy Conservation Element in 1981 which contains several recommendations for the implementation of energy conservation programs.

[NOTE: The text on this page 47 (REFERENCES) was deleted under case no. 91-GP-3, Board Resolution 91-536, 9/3/91.]

RECREATION*

The Recreation Section of the Comprehensive Plan is a statement of policy concerning the county's responsibility for providing facilities to improve the quality of life.

The plan has been developed by using a system capable of being monitored and altered with maximum public participation. Because maximum public participation is necessary to assure a recreation system that is responsive to the needs of the user, a planning process was designed that would allow all of its parts to be altered as new information becomes available. Just as the Comprehensive Plan itself can be altered by the Board of Supervisors to meet future unidentified needs or as a result of additional information, so too can the decisions reflected in the Recreation Section of the Comprehensive Plan be changed. It is important, then, to remember that planning for parks and recreation is a continuing process.

In the development of the recommendations for the Recreational Section it was necessary to review the goals and objectives of the seven Comprehensive Plan Advisory Committees as they relate to the location of recreation facilities, the types of facilities, comments on the existing park system, ideas on implementation, relationship of recreation to open space, transportation and some recreation policy conclusions. However, critical to all decisions regarding what land should be recommended for inclusion in the park system and those facilities which should be placed on it was a philosophy which underlies the entire study. That is: "Recreation Units (park sites) should accommodate only those facilities and activities which do not impair the natural features of the landscape."

*Prepared by the Santa Barbara County Park Department, November 16, 1978 - Revised April 15, 1980.

That philosophy demanded that a test be applied to any piece of ground designated for park use, and that decision making regarding facilities to be placed on that land should depend on their impact on the environment of that site. That philosophy has resulted in a recreation system which optimizes recreational experiences in harmony with environmental factors.

What this plan does:

Replaces the 1973 Open Space Parks and Recreation Plan.

Relates Park and Recreation Master Plan to the goals of the Comprehensive Plan.

Establishes a baseline level of park and recreation service to serve as a guide for the next five years.

Provides an inventory of existing park and recreation facilities both private and public, which should be kept current.

Defines the need for recreation activities in terms of space and facilities in order to satisfy a measured demand for those activities.

Shows proposed park sites and oportunities for recreation activities as they relate to the natural ecosystem in varying degrees of suitability.

Establishes a new "park classification system" relating park sites to ERME environmental suitability.

Makes specific recommendations for the acquisition of additional sites and development of existing sites to meet indoor and outdoor recreation and needs identified, and identifies possible school - park joint use opportunities.

Proposes areas which would be most suitable to accommodate the identified indoor and outdoor needs.

The plan identifies lands to meet present and future recreation needs for the residents of the unincorporated areas to 1985. These recommendations were based on investigation of the potential for using school facilities to meet some of the identified recreation needs. Specific recreation activities for existing and proposed sites were identified, but only where there is an adopted park master plan are the activities quantified.

What this plan does not do:

Provide "site-specific" design for proposed sites and existing sites which are not master planned. The process for master planning individual sites is based on a policy of the Park Commission which was adopted in 1975 and requires extensive public participation. These "site-specific" master plans will have to meet the goals identified in the Comprehensive Plan as finally adopted by the Board of Supervisors. The words "site specific", as used in this context, mean a plan which would show where and how many of the activities shown for a proposed site can actually be placed on the land.

No attempt was made to identify what recreation the non-park user would participate in if activity space was provided. Nor was user demand for minor activities such as model airplane flying, model sailboating, handball, or other low participation activities identified.

In order to assure that the acquisition of parkland acreage was environmentally suitable for proposed uses, adequate in size and location to serve the needs of the county residents, priorities were established by planning area and park type for the acquisi-

tion of parkland. Factors which were considered included urban pressure which may convert these sites to other uses and the local need for recreational facilities based on current and projected needs.

The Recreation Section provides for a diversity of recreational opportunities both active and passive, indoor and outdoor, within a reasonable travel time and distance for every county resident.

The utilization of other public lands for park and recreation purposes was considered wherever possible. The plan identifies some school facilities where joint use, development, and programs can help meet the identified recreation needs within the planning area. Additional sites may be identified later. In addition, county-owned lands which are not currently used for recreation purposes and which are suitable for such purposes were also identified. In addition, parklands in adjacent cities where joint use development and programs might best serve both the city and the county residents were noted.

Ordinance 3120 of the Santa Barbara County Code sets forth conditions to all subdivisions requiring dedication of land and/or payment of a fee for the purposes of providing park and recreation facilities. It is the intent of this Recreation Section that all County parks, open areas, joint use facilities, equestrian and hiking trails, off-road vehicle sites, both existing and proposed, which are shown on the final adopted Comprehensive Plan maps shall be eligible for these fees or land dedication requirements subject to adopted County policies concerning agricultural land uses. It is further the intent of this element that the benefits of Ordinance 3120 should apply to other public lands, not specified at this time, which may be used for park or recreational purposes in the future, provided that it is determined that it is in the greater public interest to do so.

According to the formula described below, it has been determined that 4.7 acres of park land are needed for every 1,000 persons. It should be noted that demand created by persons living outside of the County has been removed for the purposes of this equation.

$$\frac{\text{Measured projected need of County residents in acres}}{\text{Total population considered}} = \frac{1{,}320.29}{281{,}000} = \frac{4.7 \text{ acres}}{1{,}000 \text{ persons}}$$

Some of the formulae for measuring demand for recreation activity were based on information currently in use by the State of California, the Comprehensive Plan as developed by Livingston and Associates, and other data identified by the County Park staff as being peculiar to Santa Barbara County.

The original formula using participation rate, turnover rate, participation days, park standard and design capacity will continue to be used by the Park Department in our program to determine the absolute recreation needs in the county; this may be adjusted from time to time. Another source of information relating to recreation demand was generated by the City of Santa Barbara in the development of the Park and Recreation Master Plan. The Park Department staff has used this information to develop specific demands for such diverse outdoor sport activities as softball, football and soccer.

The Recreation Section provides that camping will only be provided at Cachuma Lake and Jalama Beach Park within the Santa Barbara County Park System. Expansion of facilities are possible at each site and a new master plan is being developed for Cachuma Lake. This development plan will, however, be restricted by the current amount of water available for operation of the lake and by the very real restriction on the number of lanes that are possible on

Highway 154 which provides major access to the lake. Jalama Beach may be expanded by doubling its size without impacting significantly on the scenic road which is its prime access. No wilderness camping is projected within the County Park Department System, as those lands which are suitable for this activity are in the National Forest. The un-met need for "out-of-county users" for camping (over and above what is now provided at Cachuma Recreation Area and Jalama Beach Park) will have to be met by the state and federal government.

The number of trail miles for riding and hiking paths have not been quantified. Desire by the public for easy and close access to trails and bikeways requires many additional miles of trails and paths than can be justified by using normal projections based on participation rates. Also, the extent of significant landscape within a community such as Santa Barbara which the public wishes to visit will further increase the number of miles of trails and paths needed to satisfy the public demand to reach these sites. The proposed riding and hiking trail system has been developed by the users themselves in each urban area after extensive study. Development of the entire trail system, link by link, will have to be prioritized to commit diminishing resources to the development of these trails.

Beach use projections have been made for the total county population and are designated to be met within the South Coast areas as this is the only place where suitable beaches are to be found in the county. In some cases only access to the beach is being proposed. All of the recommendations regarding the use of coastal areas must be consistent with the Local Coastal Plan.

Off-road vehicle riding sites are primarily designated to meet the needs of noncompetitive and very limited competitive motorcycle use, youth mini-bike use, and 4-wheel vehicle track use.

Sites for scientific study and environmental monitoring have not been designated on the park maps because they are not proposed to be included as part of the Park Department's responsibility. Following is a list of exhibits which together with the Park, Recreation, and Trail Maps outline the Recreation Section of the Comprehensive Plan.

The exhibits are:

Table 5 - Proposed Parks and Joint Use Facilities
Table 6 - Recreation Demand Summary
Table 7 - Recreation Facility Standards
Table 8 - Recreation Demand Projections
Table 9 - Existing Facilities Inventories
Table 10 - Recreation Unit Type Definitions

Table 5

PROPOSED PARKS AND JOINT USE FACILITIES

Site No.	Acres	Name	Nature Walks[1]	Walking[2]	Inf. Rec.[3]	Family Picnic	Beach Use[4]	Group Picnic	Soft-ball	Hand-ball	Soc-cer	Ten-nis	Foot-ball	Indoor Rec. Athletics	Indoor Rec. Prog.	Swim-ming in Pools	Camp-ing	Eques-trian Trail Heads	Undesig-nated rec. & Other[5]
1.	20	Rincon-Trail Head				xx												xx	
2.*		Deleted																	
3.	11	Loon Point		xx			xx												
4.	2	Greenwell Avenue			xx										xx				
5.	1	Summerland Beach					xx												
6.	2.5	Manning Expansion		xx		xx													
7.	2	Hammonds					xx												
8.	n/a	Hale Park			xx	xx		xx											
9.	n/a	Cold Spring School							xx		xx	xx							
10.	38.5	Hollister		xx		xx			xx	xx	xx								
11.	40	More Mesa					xx												
12.*		Deleted																	
13.*		Deleted																	
14.	12	Cathedral Oaks				xx			xx		xx		xx					xx	
15.	181	Devereaux		xx	xx	xx	xx	xx	xx		xx	xx	xx	xx	xx	xx		xx	
16.	54	Haskells Beach	xx	xx		xx	xx												
17.*		Deleted																	
18.	8	Santa Ynez Park				xx		xx	xx										
19.	23	Baseline																	Eques.Center
20.	n/a	Los Olivos							xx		xx								

Footnotes:

1. Nature Walks are "walks for the specific purpose of observing plants, birds or animals, and often including the collection of specimens (butterflies, rocks, seashells, etc.) (PARIS p.37)

2. Walking includes any "walks where the primary purpose is pleasure, which have not been included under hiking or nature walks, and which lasted thirty minutes or more". (PARIS p.37)

3. Informal Recreation includes passive and active recreation activities not easily allocated to specific facilities, but which require park space, such as children's games, frisbee throwing, strolling, etc.

4. Beach Use includes a wide variety of recreation activities which can be enjoyed at a sandy beach (such as swimming, surfing, picnicking, sunbathing, playing volleyball, etc.) and excluding use of motorized vehicles.

5. Undesignated Recreation and Other refers to minor activity such as model airplane flying, model sailboating, handball or other low participation or general activity identified.

* Department proposal deleted by Planning Commission action.

Table 5 (Con't)

PROPOSED PARKS AND JOINT USE FACILITIES

Site No. *	Acres	Name	Nature Walks[1]	Walking[2]	Inf. Rec.[3]	Family Picnic	Beach Use[4]	Group Picnic	Soft-ball	Hand-ball	Soc-cer	Ten-nis	Foot-ball	Indoor Rec. Athletics	Indoor Rec. Prog.	Swim-ming in Pools	Camp-ing	Eques-trian Trail Heads	Undesig-nated rec. & Other[5]
21.	40	HCA-Expansion							xx		xx	xx	xx	xx	xx	xx			
22.*		Deleted																	
23.	40.5	Lompoc-Highway 1							xx		xx	xx		xx	xx	xx			
24.*		Deleted																	
25.	n/a	Santa Maria High							xx	xx		xx				xx			
26.*		Deleted																	
27.	n/a	Reghetti High							xx		xx	xx	xx	xx		xx			
28.*		Deleted																	
29.	16	Tanglewood School				xx			xx		xx	xx							
30.	n/a	LeRoy Pk.Expansion							xx		xx								
31.	n/a	Sisquoc School							xx		xx	xx							
32.	150	Jalama-Expansion															xx		
33.	n/a	Canalino School														xx			
34.	n/a	Carpinteria High							xx	xx	xx	xx							
35.	6	Grisham School/ Orcutt Jr.High			xx							xx							Sportsfields
36.	10	Dunlap School			xx	xx													Sportsfields
37.	10	Shaw School			xx	xx				xx									Sportsfields
38.	19.5	Lakeview School			xx														Sportsfields
39.	10	Patterson School			xx	xx													Sportsfields
40.	10	Pine Grove School			xx	xx		xx						xx	xx				xx
41.		Rice Ranch Road			xx	xx		xx						xx	xx				xx
42.		Nightengale School			xx	xx													Sportsfields
43.		Cabrillo High School										xx		xx		xx			Sportsfields
44.		Chestnut School			xx	xx		xx											Sportsfields
45.		Proposed Park			xx	xx		xx											Sportsfields
46.		Buena Vista School			xx	xx													Sportsfields
47.		Proposed Open Area	xx	xx	xx	xx													
48.		Los Berros School			xx	xx													Sportsfields

Table 5 (Con't)

EXISTING PARKS AND JOINT USE FACILITIES

Site No.*	Acres	Name	Nature[1] Walks	Walking[2]	Inf.[3] Rec.	Family Picnic	Beach[4] Use	Group Picnic	Soft-ball	Hand-ball	Soc-cer	Ten-nis	Foot-ball	Indoor Rec. Athletics	Indoor Rec. Prog.	Swim-ming in Pools	Camp-ing	Eques-trian Trail Heads	Undesig-[5] nated rec. & Other
E1	6	Arroyo Burro		xx	xx	xx	xx												
E2	3.3	Buellton Parkway																	
E3	29	Goleta Beach		xx	xx	xx	xx	xx											xx
E4	26	Guadalupe Dunes	xx	xx			xx												
E5	50	Hans C. Andersen			xx	xx		xx											
E6	1.5	Isla Vista Beach			xx		xx												
E7	28	Jalama		xx	xx	xx	xx	xx									xx		
E8	61	Ken Adam	xx		xx	xx		xx	xx										
E9	137	Lake Los Carneros	xx	xx	xx														
E10	4	LeRoy Park			xx	xx		xx						xx					
E11	2	Lookout Park		xx	xx	xx	xx												
E12	51	Los Alamos Park			xx	xx		xx	xx										
E13	12	Manning Park			xx	xx		xx	xx			xx		xx					
E14	4	Miguelito Park			xx	xx		xx											
E15	82	Nojoqui Falls Park	xx	xx	xx	xx		xx	xx										
E16	36	Ocean Park	xx	xx	xx	xx													
E17	16	Richardson Park			xx	xx													
E18	3	Rincon Park			xx	xx	xx												
E19	19	Rocky Nook Park			xx	xx													
E20	106	San Antonio Park	xx	xx	xx	xx		xx											
E21	21	Santa Rosa Park			xx	xx		xx											
E22	4.5	Santa Ynez Park			xx	xx		xx											
E23	1	Solvang Park			xx														
E24	11	Stow Grove Park	xx		xx	xx		xx	xx										
E25	20.5	Suey Park																	xx
E26	8	Summerland Park																	xx
E27	68	Toro Canyon Park		xx	xx	xx		xx											
E28	2	Ventucopa Park																	
E29	100	Waller Park		xx	xx	xx		xx	xx										xx
E30	4.6	Sharon Place (Buellton Flaggs Hill)			xx														
E31	9,698	Cachuma Lake	xx	xx	xx	xx		xx	xx							xx	xx		xx

Table 6

RECREATION DEMAND
SUMMARY

	Carp.	Mont.	Santa Barbara	Goleta	Santa Ynez	Lompoc	Lompoc North	Orcutt	Santa Maria
Nature Walks	0ac	1.46ac	0ac	.88ac	2.41ac	7.10ac	0ac	5.51ac	8.22ac
Walking for Pleasure	8.18	5.04	3.28	24.64	8.42	16.64	3.17	10.55	13.51
Informal Recreation	0	.15	0	13.70	1.17	0	.96	0	0
Family Picnicking	0	0	7.24	24.62	33.88	10.34	7.80	0	23.09
Group Picnicking	0	0	13.92	17.90	0	22.28		0	16.46
Beach Use	9.85	10.36	0	19.89	13.20	31.60	8.00	18.00	36.96
Playing Outdoor Sports									
Softball	0	1.05	3.15	3.15	1.05	1.05	1.05	1.05	1.05
Baseball	0	0	0	0	0	1.35	0	0	0
Soccer (Adult)	0	0	0	6.82	3.41	0	0	0	3.41
Soccer (Youth)	0	0	3.41	13.64	3.41	3.41	6.81	6.82	10.23
Flag Football	2.67	0	0	8.01	2.67	5.34	0	0	5.34
Little League	0	0	0	0	1.04	1.04	2.08	2.08	0
Basketball (Youth)	0	0	1.11	1.85	.37	.74	.37	.37	1.11
Tennis	0	.24	0	1.44	.24	.24	.72	0	0
Outdoor Theater	1.0	0	0	2.55	1.00	1.17	1.00	0	0
Indoor Recreation									
(Athletics)	1.66	.94	0	7.02	1.82	3.21	1.10	0	3.95
(Programs)	.83	.47	0	0	.91	1.61	.55	0	2.17
Swimming in Pools									
Competition	0	0	1 pool	1 pool	0	0	0	1 pool	1 pool
Instruction	1.51	1.51	7.95	3.19	1.65	0	1.00	0	3.59
Non-User Recreation Space	7.55	4.25	39.75	31.90	8.25	14.60	5.00	11.25	17.95
Total Acres	33.25	25.47	78.81	181.20	84.90	183.10	39.57	55.63	147.04

Table 7

RECREATION FACILITY STANDARDS

Recreation Activity	Use Standard	Facility Area In Acres	Support Facility In Acres	Buffer Area In Acres	Total Area In Acres
Nature Walks	2.07 acres/10,000	2.07	None	.2	2.27
Walking for Pleasure	5.76 acres/10,000	5.76	None	.49	6.25
Informal Recreation	2.6 acres/10,000	2.60	.48	.78	3.86
Family Picnicking	26 tables/10,000	2.60	.20	.40	3.20
Group Picnicking	40 tables/10,000	4.00	1.00	3.00	8.00
Beach Use	1.06 acres/10,000	1.06	Variable-site specific	4.24	5.30
Playing Outdoor Sports					
Softball	1 field/7,500	.26	.64	.14	1.04
Baseball	1 field/37,500	.47	.64	.24	1.35
Soccer (Adult)	1 field/25,000	1.86	.64	.91	3.41
Soccer (Youth)	1 field/4,500	1.86	.64	.91	3.41
Football	1 field/20,000	1.32	.64	.72	2.67
Little League	1 field/4,000 (Youth)	.26	.64	.14	1.04
Basketball (Youth)	1 court/4,500 (Youth)	.14	.15	.08	.37
Tennis	1 court/3,500	.20	.03	.01	.24
Outdoor Theater	1 acre/2,500	1.0	N/A	N/A	1.0
Indoor Recreation					
Athletics	5,000 sq ft/10,000	.12	.92	.06	1.10
Programs	2,500 sq ft/10,000	.06	.46	.03	.55
Swimming in Pools					
Competition	1 pool/50,000	Determined by Facility Design			
Instruction	1 pool/20,000	1.0	.50	.50	2.0

Table 8

RECREATION DEMAND PROJECTIONS*
CARPINTERIA (POPULATION 15,100)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	3.43	3.48	+.05	0
Out of county	Rec. Element Pg. 66	0	0	0	0
Walking for Pleasure	6.25 acres/10,000	9.44	1.26	-8.18	8.18
Informal Recreation					
In-county	3.86 acres/10,000	5.83	6.07	+1.24	
Out of county	Rec. Element Pg. 66	.20	1.24	+1.04	0
Family Picnicking					
In-county	3.20 acres/10,000	4.83	11.40	+6.57	0
Out of county	Rec. Element Pg. 66	4.80	6.57	+2.77	0
Group Picnicking	8.04 acres/10,000	12.14	15.00	+2.86	0
Beach Use					
In-county	8.00 acres/10,000	12.08	7.93	-4.05	4.05
Out of county	Rec. Element Pg 66	5.80	0	-5.80	5.80
Playing outdoor sports					
Softball	1.05 acres/7,500	2.10	2.10	0	0
Baseball	1.35 acres/37,500	0	1.35	0	0
Soccer (Adult)	3.41 acres/25,000	3.41	3.41	0	0
Soccer (Youth)	3.41 acres/4,500 Youth	3.41	6.82	0	0
Football	2.67 acres/20,000	2.67	0	-2.67	2.67
Little League	1.04 acres/4,000 Youth	1.04	1.04	0	0
Basketball (Youth)	.37 acres/4,500 Youth	.37	.37	0	0
Tennis	.24 acres/3,500	.96	3.36	+2.40	0
Outdoor Theatre	1.00 acres(min)/25,000	1.00	0	-1.00	1.00
Indoor Recreation					
Athletics	1.10 acres/10,000	1.66	0	-1.66	1.66
Programs	.55 acres/10,000	.83	0	-.83	.83
Swimming Pools					
Competition	1 pool/50,000	0	0	0	0
Instruction	2 acres/20,000	1.51	1.51	0	0
Nonuser Recreation Space	5.00 acres/10,000	7.55	0	-7.55	7.55

*See Notes on page 69

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
MONTECITO (POPULATION 8,500)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	1.93	.47	-1.46	1.46
Out of county	Rec. Element Pg. 66	0	0	0	0
Walking for Pleasure	6.25 acres/10,000	5.31	.27	-5.04	5.04
Informal Recreation					
In-county	3.86 acres/10,000	3.28	3.22	-.06	.06
Out of county	Rec. Element Pg. 66	.09	0	-.09	.09
Family Picnicking					
In-county	3.20 acres/10,000	2.72	8.40	+5.68	0
Out of county	Rec. Element Pg. 66	2.80	5.68	+2.88	0
Group Picnicking	8.04 acres/10,000	6.83	12.60	+5.77	0
Beach Use					
In-county	8.00 acres/10,000	6.80	0	-6.80	6.80
Out of county	Rec. Element Pg 66	3.56	0	-3.56	3.56
Playing outdoor sports					
Softball	1.05 acres/7,500	1.05	0	-1.05	1.05
Baseball	1.35 acres/37,500	0	0	0	0
Soccer (Adult)	3.41 acres/25,000	0	0	0	0
Soccer (Youth)	3.41 acres/4,500 Youth	0	0	0	0
Football	2.67 acres/20,000	0	0	0	0
Little League	1.04 acres/4,000 Youth	0	0	0	0
Basketball (Youth)	.37 acres/4,500 Youth	0	0	0	0
Tennis	.24 acres/3,500	.48	.24	-.24	.24
Outdoor Theatre	1.00 acres(min)/25,000	0	0	0	0
Indoor Recreation					
Athletics	1.10 acres/10,000	.94	0	-.94	.94
Programs	.55 acres/10,000	.47	0	-.47	.47
Swimming Pools					
Competition	1 pool/50,000	0	0	0	0
Instruction	2 acres/20,000	1.51	0	-1.51	1.51
Nonuser Recreation Space	5.00 acres/10,000	4.25	0	-4.25	4.25

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
SANTA BARBARA (POPULATION 79,500)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	18.05	31.83	+13.78	
Out of county	Rec. Element Pg. 66	.67	13.78	+13.11	0
Walking for Pleasure	6.25 acres/10,000	49.69	46.41	- 3.28	3.28
Informal Recreation					
In-county	3.86 acres/10,000	30.69	230.5	+199.81	
Out of county	Rec. Element Pg. 66	2.02	199.81	+197.79	0
Family Picnicking					
In-county	3.20 acres/10,000	25.44	42.20	+16.76	
Out of county	Rec. Element Pg. 66	24.00	16.76	-7.24	7.24
Group Picnicking	8.04 acres/10,000	63.92	50.00	-13.92	13.92
Beach Use					
In-county	8.00 acres/10,000	63.60	97.60	+34.00	0
Out of county	Rec. Element Pg 66	28.98	34.00	+5.02	0
Playing outdoor sports					
Softball	1.05 acres/7,500	11.55	8.40	-3.15	3.15
Baseball	1.35 acres/37,500	2.70	2.70	0	0
Soccer (Adult)	3.41 acres/25,000	10.23	10.23	0	0
Soccer (Youth)	3.41 acres/4,500 Youth	10.23	6.82	-3.41	3.41
Football	2.67 acres/20,000	10.68	10.68	0	0
Little League	1.04 acres/4,000 Youth	3.12	3.12	0	0
Basketball (Youth)	.37 acres/4,500 Youth	1.11	0	-1.11	1.11
Tennis	.24 acres/3,500	5.52	6.72	+1.20	0
Outdoor Theatre	1.00 acres(min)/25,000	3.18	3.18	0	0
Indoor Recreation					
Athletics	1.10 acres/10,000	8.75	8.75	0	0
Programs	.55 acres/10,000	2.19	2.19	0	0
Swimming Pools					
Competition	1 pool/50,000	2 pools	1 pool	1 pool	1 pool
Instruction	2 acres/20,000	7.95	0	-7.95	7.95
Nonuser Recreation Space	5.00 acres/10,000	39.75	0	-39.75	39.75

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
GOLETA (POPULATION 63,800)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	14.48	14.27	-.21	.21
Out of county	Rec. Element Pg. 66	.67	0	-.67	.67
Walking for Pleasure	6.25 acres/10,000	39.88	15.24	-24.64	24.64
Informal Recreation					
In-county	3.86 acres/10,000	24.63	11.58	-13.05	13.05
Out of county	Rec. Element Pg. 66	.65	0	-.65	.65
Family Picnicking					
In-county	3.20 acres/10,000	20.42	17.40	-3.02	3.02
Out of county	Rec. Element Pg. 66	21.60	0	+.98	21.60
Group Picnicking	8.04 acres/10,000	51.30	33.40	-17.90	17.90
Beach Use					
In-county	8.00 acres/10,000	51.04	57.04	+6.04	
Out of county	Rec. Element Pg 66	25.93	6.04	-19.89	19.89
Playing outdoor sports					
Softball	1.05 acres/7,500	9.45	6.30	-3.15	3.15
Baseball	1.35 acres/37,500	2.70	2.70	0	0
Soccer (Adult)	3.41 acres/25,000	10.23	3.41	+6.82	6.82
Soccer (Youth)	3.41 acres/4,500 Youth	15.05	3.41	-13.64	13.64
Football	2.67 acres/20,000	8.01	0	-8.01	8.01
Little League	1.04 acres/4,000 Youth	5.20	5.20	0	0
Basketball (Youth)	.37 acres/4,500 Youth	1.85	0	-1.85	1.85
Tennis	.24 acres/3,500	4.32	2.88	-1.44	1.44
Outdoor Theatre	1.00 acres(min)/25,000	2.55	0	-2.55	2.55
Indoor Recreation					
Athletics	1.10 acres/10,000	7.02	0	-7.02	7.02
Programs	.55 acres/10,000	3.51	4.35	+.84	0
Swimming Pools					
Competition	1 pool/50,000	1 pool	0	1 pool	1 pool
Instruction	2 acres/20,000	3.19	0	-3.19	3.19
Nonuser Recreation Space	5.00 acres/10,000	31.90	0	31.90	31.90

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
SANTA YNEZ VALLEY (POPULATION 16,500)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	3.75	1.68	-2.07	2.07
Out of county	Rec. Element Pg. 66	.34	0	-.34	.34
Walking for Pleasure	6.25 acres/10,000	10.31	1.89	-8.42	8.42
Informal Recreation					
In-county	3.86 acres/10,000	6.37	10.00	+3.63	
Out of county	Rec. Element Pg. 66	4.80	3.63	-1.17	1.17
Family Picnicking					
In-county	3.20 acres/10,000	5.28	10.40	+4.12	
Out of county	Rec. Element Pg. 66	38.00	4.12	-33.88	33.88
Group Picnicking	8.04 acres/10,000	13.26	75.20	+61.94	0
Beach Use					
In-county	8.00 acres/10,000	13.20	0	-13.20	13.20
Out of county	Rec. Element Pg 66	0	0	0	0
Playing outdoor sports					
Softball	1.05 acres/7,500	2.10	1.05	-1.05	1.05
Baseball	1.35 acres/37,500	0	0	0	0
Soccer (Adult)	3.41 acres/25,000	3.41	0	-3.41	3.41
Soccer (Youth)	3.41 acres/4,500 Youth	6.82	3.41	-3.41	3.41
Football	2.67 acres/20,000	2.67	0	-2.67	2.67
Little League	1.04 acres/4,000 Youth	1.04	0	-1.04	1.04
Basketball (Youth)	.37 acres/4,500 Youth	.37	0	.37	.37
Tennis	.24 acres/3,500	1.20	.96	-.24	.24
Outdoor Theatre	1.00 acres(min)/25,0001.	1.0	0	-1.00	1.00
Indoor Recreation					
Athletics	1.10 acres/10,000	1.82	0	-1.82	1.82
Programs	.55 acres/10,000	.91	0	-.91	.91
Swimming Pools					
Competition	1 pool/50,000	0	0	0	0
Instruction	2 acres/20,000	1.65	0	-1.65	1.65
Nonuser Recreation Space	5.00 acres/10,000	8.25	0	-8.25	8.25

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
LOMPOC (POPULATION 29,200)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	6.63	0	-6.63	6.63
Out of county	Rec. Element Pg. 66	.47	0	-.47	.47
Walking for Pleasure	6.25 acres/10,000	18.25	1.61	-16.64	16.64
Informal Recreation					
In-county	3.86 acres/10,000	11.27	35.1	+23.83	
Out of county	Rec. Element Pg. 66	3.4	+23.83	+20.43	0
Family Picnicking					
In-county	3.20 acres/10,000	9.34	15.2	+5.86	
Out of county	Rec. Element Pg. 66	16.20	5.86	-10.34	10.34
Group Picnicking	8.04 acres/10,000	23.48	1.20	-22.28	22.28
Beach Use					
In-county	8.00 acres/10,000	23.36	0	-23.36	23.36
Out of county	Rec. Element Pg 66	8.24	0	-8.24	8.24
Playing outdoor sports					
Softball	1.05 acres/7,500	3.15	2.10	-1.05	1.05
Baseball	1.35 acres/37,500	1.35	0	-1.35	1.35
Soccer (Adult)	3.41 acres/25,000	3.41	3.41	0	0
Soccer (Youth)	3.41 acres/4,500 Youth	13.64	10.23	-3.41	3.41
Football	2.67 acres/20,000	7.01	2.67	-5.34	5.34
Little League	1.04 acres/4,000 Youth	1.04	0	-1.04	1.04
Basketball (Youth)	.37 acres/4,500 Youth	1.48	.74	-.74	.74
Tennis	.24 acres/3,500	1.68	1.44	-.24	.24
Outdoor Theatre	1.00 acres(min)/25,000	1.17	0	-1.17	1.17
Indoor Recreation					
Athletics	1.10 acres/10,000	3.21	0	-3.21	3.21
Programs	.55 acres/10,000	1.61	0	-1.61	1.61
Swimming Pools					
Competition	1 pool/50,000	1 pool	1 pool	0	0
Instruction	2 acres/20,000	2.92	2.92	0	0
Nonuser Recreation Space	5.00 acres/10,000	14.60	0	-14.60	14.60

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
VANDENBERG VILLAGE-MISSION HILLS (POPULATION 10,000)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	2.27	3.35	+1.08	
Out of county	Rec. Element Pg. 66	.21	1.08	+.87	
Walking for Pleasure	6.25 acres/10,000	6.25	2.08	-3.17	3.17
Informal Recreation					
In-county	3.86 acres/10,000	3.86	1.5	-2.36	
Out of county	Rec. Element Pg. 66	1.40	2.36	.96	.96
Family Picnicking					
In-county	3.20 acres/10,000	3.20	2.00	-1.20	1.20
Out of county	Rec. Element Pg. 66	6.60	0	-6.60	6.60
Group Picnicking	8.04 acres/10,000	8.04	8.40	+.36	0
Beach Use					
In-county	8.00 acres/10,000	8.00	0	-8.00	8.00
Out of county	Rec. Element Pg 66	Allocated to Lompoc			
Playing outdoor sports					
Softball	1.05 acres/7,500	1.05	0	-1.05	1.05
Baseball	1.35 acres/37,500	0	0	0	0
Soccer (Adult)	3.41 acres/25,000	0	0	0	0
Soccer (Youth)	3.41 acres/4,500 Youth	6.81	0	-6.81	6.81
Football	2.67 acres/20,000	0	0	0	0
Little League	1.04 acres/4,000 Youth	2.08	0	-2.08	2.08
Basketball (Youth)	.37 acres/4,500 Youth	.37	0	-.37	.37
Tennis	.24 acres/3,500	.72	0	-.72	.72
Outdoor Theatre	1.00 acres(min)/25,000	1.0	0	-1.0	1.0
Indoor Recreation					
Athletics	1.10 acres/10,000	1.10	0	-1.10	1.10
Programs	.55 acres/10,000	.55	0	-.55	.55
Swimming Pools					
Competition	1 pool/50,000	0	0	0	
Instruction	2 acres/20,000	1.0	0	-1.0	1.0
Nonuser Recreation Space	5.00 acres/10,000	5.0	0	-5.0	5.0

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
ORCUTT (POPULATION 22,500)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	5.11	0	-5.11	5.11
Out of county	Rec. Element Pg. 66	.40	0	-.40	.40
Walking for Pleasure	6.25 acres/10,000	14.06	3.51	-10.55	10.55
Informal Recreation					
In-county	3.86 acres/10,000	8.69	24.	+15.31	
Out of county	Rec. Element Pg. 66	3.3	15.31	+12.01	0
Family Picnicking					
In-county	3.20 acres/10,000	11.	30.2	+19.2	
Out of county	Rec. Element Pg. 66	14.4	19.2	+4.8	0
Group Picnicking	8.04 acres/10,000	18.09	71.6	+53.51	0
Beach Use					
In-county	8.00 acres/10,000	18.00	0	-18.00	18.00
Out of county	Rec. Element Pg 66	Allocated to Santa Maria			
Playing outdoor sports					
Softball	1.05 acres/7,500	3.15	2.10	-1.05	1.05
Baseball	1.35 acres/37,500	1.35	2.70	+1.35	0
Soccer (Adult)	3.41 acres/25,000	3.41	3.41	0	0
Soccer (Youth)	3.41 acres/4,500 Youth	10.23	3.41	-6.82	6.82
Football	2.67 acres/20,000	2.67	2.67	0	0
Little League	1.04 acres/4,000 Youth	2.08	0	-2.08	2.08
Basketball (Youth)	.37 acres/4,500 Youth	.74	.37	-.37	.37
Tennis	.24 acres/3,500	2.70	3.84	+1.14	0
Outdoor Theatre	1.00 acres(min)/25,000	1.00	1.00	0	0
Indoor Recreation					
Athletics	1.10 acres/10,000	2.48	8.68	+6.20	0
Programs	.55 acres/10,000	1.24	1.24	0	0
Swimming Pools					
Competition	1 pool/50,000	1 pool	0	-1 pool	1 pool
Instruction	2 acres/20,000	2.5	2.5	0	0
Nonuser Recreation Space	5.00 acres/10,000	11.25	0	-11.25	11.25

Table 8 (Con't)

RECREATION DEMAND PROJECTIONS
SANTA MARIA (POPULATION 35,900)

Recreation Activity	Use & Area Standard	Projected Need (Acres)	Supply (Acres)	Deficiency or Surplus	Additional Area Required (Acres)
Nature Walks					
In-county	2.27 acres/10,000	8.14	0	-8.14	8.14
Out of county	Rec. Element Pg. 66	.08	0	-.08	.08
Walking for Pleasure	6.25 acres/10,000	22.44	7.93	-13.51	13.51
Informal Recreation					
In-county	3.86 acres/10,000	13.86	28.1	+14.24	
Out of county	Rec. Element Pg. 66	5.5	14.24	+8.74	0
Family Picnicking					
In-county	3.20 acres/10,000	11.49	12.0	+.51	
Out of county	Rec. Element Pg. 66	23.60	.51	-23.09	23.09
Group Picnicking	8.04 acres/10,000	28.86	12.40	-16.46	16.46
Beach Use					
In-county	8.00 acres/10,000	28.72	0	-28.72	28.72
Out of county	Rec. Element Pg 66	8.24	0	-8.24	8.24
Playing Outdoor Sports					
Softball	1.05 acres/7,500	5.25	4.20	-1.05	1.05
Baseball	1.35 acres/37,500	2.70	2.70	0	0
Soccer (Adult)	3.41 acres/25,000	3.41	0	-3.41	3.41
Soccer (Youth)	3.41 acres/4,500 Youth	20.46	10.23	-10.23	10.23
Football	2.67 acres/20,000	5.34	0	-5.34	5.34
Little League	1.04 acres/4,000 Youth	3.12	3.12	0	0
Basketball (Youth)	.37 acres/4,500 Youth	1.11	0	-1.11	1.11
Tennis	.24 acres/3,500	4.31	5.67	+1.45	0
Outdoor Theatre	1.00 acres(min)/25,000	1.44	3.00	+1.56	0
Indoor Recreation					
Athletics	1.10 acres/10,000	3.95	0	-3.95	3.95
Programs	.55 acres/10,000	2.17	0	-2.17	2.17
Swimming in Pools					
Competition	1 pool/50,000	1 pool	0	-1 pool	1 pool
Instruction	2 acres/20,000	3.59	0	-3.59	3.59
Nonuser Recreation Space	5.00 acres/10,000	17.95	0	-17.95	17.95

Footnotes to Table 8:

1. Playing outdoor sports: Use area is indicated for a complete field. No allocation has been made for partial fields. When a half or more of a field is required, full acreage is projected.

2. Use and area standard varies according to needs of each geographic area.

3. Recreation for the City of Guadalupe will be met at LeRoy Park.

4. Playing outdoor sports supply includes projections made for proposed joint use facilities.

Table 9

E X I S T I N G F A C I L I T I E S I N V E N T O R Y

SOUTH COAST URBAN AREA

Activities	Private Sector	School Dist.	City	County	State	Federal
Extremely Light:						
Scientific Study	70 Ac	0	0	0	50Ac	
Very Light:						
1. Nature Walks	5mi	0	4.75mi	2.72mi	0	0
2. Walking for Pleasure	0	0	35.7mi	6.16mi	0	0
Light:						
3. Informal Recreation	12 ac	0	230.5Ac	34.39Ac	99.9Ac	0
Moderate:						
4. Picnicking	0	0	211 tab.	240 tab.	207 tab.	0
5. Beach Use	0	0	3.2mi	1.87mi	10.2mi	0
Heavy:						
6. Group Picnicking	10 tab.	0	250 tab.	265 tab.	3 areas	0
7. Playing O/D Sports	44.7Ac	76.03Ac	31.82Ac	3.64Ac	0	0
8. Swimming	0	3 pools	2 pools	0	0	0
9. Camping	0	0	6 sites	0	377 sites	0
10. ORV Riding	6Ac	0	0	0	0	28Ac
11. Other	6 golf 2 ranches	0	0	0	0	58.8mi

E X I S T I N G F A C I L I T I E S I N V E N T O R Y

SANTA YNEZ URBAN AREA

Activities	Private Sector	School Dist.	City	County	State	Federal
Extremely Light:						
Scientific Study	0	0	0	0	0	0
Very Light:						
1. Nature Walks	0	0	0	.25mi	0	0
2. Walking for Pleasure	0	0	0	1.45mi	0	0
Light:						
3. Informal Recreation	.25Ac	0	0	10Ac	0	0
Moderate:						
4. Picnicking	32 tab.	0	0	52 tab.	0	12 acres
5. Beach Use	0	0	0	0	0	0
Heavy:						
6. Group Picnicking	10 tab.	0	0	376 tab.	0	0
7. Playing O/D Sports	0	0	2.2Ac	2.05Ac	0	0
8. Swimming	0	0	0	0	0	0
9. Camping	0	0	0	0	0	39 sites
10. ORV Riding	0	0	0	0	0	7.3 acres
11. Other	Guest Ranch	0	0	0	0	9.1 miles

E X I S T I N G F A C I L I T I E S I N V E N T O R Y

LOMPOC URBAN AREA

Activities	Private Sector	School Dist.	City	County	State	Federal
Extremely Light:						
Scientific Study	0	0	0	0	0	0
Very Light:						
1. Nature Walks	0	0	0	.5mi	0	0
2. Walking for Pleasure	0	0	1mi	2.44mi	.25	0
Light:						
3. Informal Recreation	0	0	35.1Ac	2.5Ac	2Ac	0
Moderate:						
4. Picnicking	0	0	65 tab.	36 tab	17 tab	0
5. Beach Use	0	0	0	0	0	0
Heavy:						
6. Group Picnicking	0	0	6 tab.	191 tab.	0	0
7. Playing O/D Sports	0	15.4Ac	5.6	2.4Ac	0	0
8. Swimming	0	0	1 pool	0	0	0
9. Camping	0	0	0	0	0	0
10. ORV Riding	0	0	0	0	0	0
11. Other	2 golf 1 rec. club	0	0	0	Museum Mission	0

E X I S T I N G F A C I L I T I E S I N V E N T O R Y

SANTA MARIA URBAN AREA

Activities	Private Sector	School Dist.	City	County	State	Federal
Extremely Light:						
Scientific Study	0	0	0	20 Ac.	0	0
Very Light:						
1. Nature Walks	0	0	0	0	0	0
2. Walking for Pleasure	0	0	6.1mi	3.4mi	0	0
Light:						
3. Informal Recreation	80 Ac.	0	28.1Ac	38.36Ac	0	0
Moderate:						
4. Picnicking	0	0	60 tab.	170 tab	0	1 area
5. Beach Use	0	0	0	.2mi	.9mi	0
Heavy:						
6. Group Picnicking	0	0	62 tab.	433 tab.	0	0
7. Playing O/D Sports	1 Ac.	26.86Ac	11.93Ac.	27.68Ac	0	0
8. Swimming	1 pool	0	1 pool	0	0	0
9. Camping	0	0	0	0	0	10 sites
10. ORV Riding	0	0	0	0	0	0
11. Other	2 golf courses	0	0	0	0	0

E X I S T I N G F A C I L I T I E S I N V E N T O R Y

OUTSIDE DESIGNATED URBAN AREAS*

Activities	Private Sector	School Dist.	City	County	State	Federal
Extremely Light:						
Scientific Study	400 Ac	0	0	0	0	1900Ac
Very Light:						
1. Nature Walks	0	0	0	0	0	0
2. Walking for Pleasure	0	0	0	7.8mi	0	0
Light:						
3. Informal Recreation	0	0	0	28Ac	0	0
Moderate:						
4. Picnicking	0	0	0	127 tab.	0	31 areas
. Beach Use	0	0	0	.41mi	0	0
Heavy:						
6. Group Picnicking	0	0	0	20 tab.	0	0
7. Playing O/D Sports	0	0	2.4Ac	1Ac	0	0
8. Swimming	0	0	0	2 swim 1 wad.	0	0
9. Camping	0	0	0	526 sites	0	200 sites
10. ORV Riding	0	0	0	0	0	81.2 acres
11. Other	0	0	0	Pier 600 bt. spaces	0	0

* To be added to designated urban area totals.

RECREATION UNIT TYPE DEFINITIONS

INTENSIVE USE RECREATION AREAS

PHYSICAL REQUIREMENTS: Phsyiographic features such as topography, soil type, drainage, etc., should be adaptable to special types of intensive recreation use and development. There are no specific size criteria.

LOCATION: Usually within or near major centers of urban population but may occur within such units as national parks and forests remote from population concentrations.

ACTIVITIES: Intensive day or weekend type such as picnicking, water sports, playing outdoor sports, off highway vehicle riding, camping, and other activities for many people.

DEVELOPMENTS: High degree of facility development which often requires heavy investment. They are usually managed exclusively for recreation purposes. Development may include a road network, parking areas, bathing beaches and marinas, bathhouses, artificial lakes, playfields, and sanitary and eating facilities.

MODERATE USE RECREATION AREAS

PHYSICAL REQUIREMENTS: May have varied topography, interesting flora, and fauna within a generally attractive natural or manmade setting adaptable to providing a wide range of opportunities.

LOCATION: Can be more remote than Intensive Use Areas, however, relatively accessible to centers of urban population and accommodate a major share of all outdoor recreation. Included are portions of public parks and forests, public and commercial camping sites, picnic grounds, trails, streams, lakes, coastal areas, and reservoirs.

ACTIVITIES: Extensive day, weekend, and vacation use types such as low density camping, picnicking, fishing, water sports, nature walks, and outdoor games.

DEVELOPMENTS: Generally less than Intensive Use Areas; includes, but not limited to, access roads, parking areas, picnic areas, campgrounds, bathing beaches, marinas, stream access, natural and/or artificial lakes.

NATURAL ENVIRONMENT AREAS

PHYSICAL REQUIREMENTS: Varied and interesting land forms, lakes, streams, flora, and fauna within attractive natural settings.

LOCATION: Usually more remote from population centers than Intensive and Moderate Use Areas and occur throughout the county and, on an acreage basis are the largest class in both public and private ownership.

ACTIVITIES: Extensive weekend and vacation types dependent on quality of the natural environment such as sightseeing, hiking, nature study, picnicking, camping, swimming, boating, canoeing, fishing, and mountaineering. The primary objective is to provide for traditional recreation experience in the out-of-doors commonly in conjunction with other resource uses. Users are encouraged to enjoy the resource "as is," in natural environment.

DEVELOPMENTS: Access roads, trails, picnic and camp site facilities, and minimum sanitary facilities. There may be other compatible uses of the area such as watershed protection, water supply, grazing, lumbering and mining provided such activities are managed so as to retain the attractiveness of the natural setting.

SPECIAL USE

PHYSICAL REQUIREMENTS: Outstanding natural features associated with an outdoor environment that merit special attention and care in management to insure their preservation in their natural condition includes individual areas of remarkable natural wonder, high scenic splendor, or features of scientific importance. One or more such areas may be part of a larger administrative unit.

LOCATION: Any place where such features are found.

ACTIVITIES: Sight seeing, enjoyment, and study of the natural features. Kinds and intensity of use limited to the enjoyment and study of the natural attractions so as to preserve the quality of the natural features and maintain an appropriate setting. May be visited on a day, weekend, or vacation trip.

DEVELOPMENTS: Limited to minimum development required for public enjoyment, health, safety, and protection of the features. Wherever possible, access roads and facilities other than trails and sanitary facilities should be kept outside and in the immediate vicinity of the natural features. Visitors encouraged to walk to the feature or into the area when feasible. Improvements should harmonize with and not detract from the natural setting.

RECREATION OPEN SPACES

PYSICAL REQUIREMENTS: Extensive or limited natural, and undeveloped areas. Essential characteristics are that the natural environment has not been disturbed by commercial utilization. The site may vary with different physical and biological conditions and may be determined in part by the characteristics of adjacent land. Size may vary in different parts of the county. These areas are inspirational, aesthetic, scientific, and cultural assets of great value.

LOCATION: Usually in or adjacent to population centers.

ACTIVITIES: Hiking, nature study, bicycling, and informal recreation.

DEVELOPMENTS: No development of public roads, permanent habitations, or recreation facilities except trails. Mechanized equipment allowed for maintenance, or needed to control fire, insects and disease. Commercial use of the area that may exist at the time of establishment should be discontinued as soon as practical.

HISTORICAL AND CULTURAL SITES

PHYSICAL REQUIREMENTS: These are sites associated with the history, tradition or cultural heritage of national, state or local interest and are of enough significance to merit preservation or restoration.

LOCATION: The location of the feature established at the site.

ACTIVITIES: Sight seeing, enjoyment, and study of the historic or cultural features. Kinds and intensity of concurrent use as determined by the size and suitability of the site.

DEVELOPMENTS: Management should be limited to activities that would effect such preservation and restoration as may be necessary to protect the features from deterioration and to interpret their significance to the public. Access to the area should be adequate but on-site development limited to prevent overuse. Development should not detract from the historic or cultural values of the site.

RECREATION SECTION MAPS:

Santa Barbara County Comprehensive Plan
Parks, Recreation and Trails (Non-motorized); PRT-1, 1" = 5500'

Santa Barbara County Comprehensive Plan
Parks, Recreation and Trails (Non-motorized); PRT -2
Carpinteria-Montecito-Summerland Area; 1" = 1000'

Santa Barbara County Comprehensive Plan
Parks, Recreation and Trails (Non-motorized); PRT-3
Goleta-Santa Barbara Area; 1" = 1000'

Santa Barbara County Comprehensive Plan
Parks, Recreation and Trails (Non-motorized) ; PRT-4
Santa Ynez Valley Area, 1" = 1000'

Santa Barbara County Comprehensive Plan
Parks, Recreation and Trails (Non-motorized): PRT-5
Lompoc Area; 1" = 1000'

Santa Barbara County Comprehensive Plan
Parks, Recreation and Trails (Non-motorized); PRT-6
Santa Maria-Orcutt Area; 1" = 1000'

Goals and Policies

REGIONAL

This plan is designed to encourage the qualities that make this County unique, by encouraging a balanced and diverse economy, promoting local self-sufficiency, by encouraging a balance in housing with jobs, stressing long-term productivity, living within our means in so far as availability of resources and services, providing moderate, orderly growth in harmony with our surroundings, and to provide for protection of the historical heritage which has enriched the lives of residents and visitors throughout the years.

In order to accomplish these objectives, this plan has four fundamental goals.

Environment: Environmental constraints on development* shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.

Urbanization: In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.

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* "Development" means any man-made change to improved or unimproved real property including but not limited to buildings or structures, mining, dredging, filling, grading, excavation, or drilling operations. Sand and gravel operations may be allowed in the same sense as flood control operations are allowed. Agricultural improvements are not development within the meaning of this Element.

Agriculture: In the rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.

Open Lands: Certain areas may be unsuited for agricultural uses due to poor or unstable soil conditions, steep slopes, flooding or lack of adequate water. These open lands have importance as grazing, watershed, wildlife habitat, mineral resources, recreation, and scenic qualities. These lands are usually so located that they are not necessary or desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.

The following policies are necessary to implement these four goals:

LAND USE DEVELOPMENT POLICIES

1. The Land Use Element of the Comprehensive Plan shall be reviewed at least every five years to keep it up-to-date and responsive to changing issues and conditions. This review should take the form of a thorough needs assessment within each planning area.

2. The densities specified in the Land Use Plan are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased under programs of the Housing Element.

3. No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.

4. Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

5. Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.

6. An adjustment from the minimum parcel size specified for lands designated on the Land Use Element maps as having a minimum parcel area of five acres or greater may be allowed for divisions of parcels in areas that were originally surveyed by Federal government survey, and which parcels subsequently are found not to consist of full sections or parts thereof due to surveying errors. The number of lots resulting from division of such parcels may equal the number that could have been created if the parcels were full 640 acre sections or parts thereof. This policy shall not apply if a recorded survey of the applicant's property prior to the time the applicant acquired the property revealed that the parcel did not contain a full section or part thereof. The granting of any adjustment from the minimum parcel size shall be subject to the following finding: That allowing this adjustment shall not constitute a grant of special privileges inconsistent with limitations upon other properties in the vicinity of the proposed lot or lots and under identical Comprehensive Plan land use designation, and that circumstances justify granting a variance from the minimum lot area provisions of the applicable zoning ordinance.

7. Lot line adjustments involving legal, non-conforming parcels as to size may be found consistent with the Comprehensive Plan if:

   a. No parcel involved in the lot line adjustment that is conforming as to size prior to the adjustment shall become non-conforming as to size as a result of the adjustment; and,

   b. No parcel involved in the lot line adjustment that is greater in size than the average size of all legal, non-conforming parcels involved prior to the adjustment shall become smaller in size than this average as a result of the adjustment.

8. Proposed development of parcels, including changes of zone, subdivisions, and lot splits, which are divided by a Comprehensive Plan boundary line, i.e. Urban, Inner-Rural, Rural, or Existing Developed Rural Neighborhood, may be found consistent with the Comprehensive Plan provided that the resulting density on one side of the boundary line complies with the designated density, notwithstanding that the resulting density on the remainder portion of of the parcel, which shall not be further divided, exceeds the designated density.

9. If a portion of an existing* legal parcel is designated on the Comprehensive Plan with the "Agricultural Industry Overlay" and the remainder of the parcel is not, and the area of that portion does not meet the minimum parcel size requirements of the base land use designation because it is seven (7) acres or less in size, a land division separating that portion may be found consistent with the Comprehensive Plan subject to all of the following limitations:

   a. The entire portion designated with the Agricultural Industry Overlay is retained as a whole parcel and is not further subdivided;

b. Such portion is separated from the balance of the parcel by existing*: public roads or developed railroad rights-of-way (not including rights-of-way for spurs, turnouts, and other lines off the travelled line, etc.), or unusual and undisturbed geologic or natural topographic conditions (e.g. major watercourses, slopes 30% or greater, or major floodways), which create physical barriers and a separation of the parcel;

c. It is not possible to use such portion for agricultural production (i.e., the growing of crops and/or raising of animals) either by itself or with adjoining parcels and such portion has not been in agricultural production for the preceding five years;

d. The balance of the parent parcel meets the minimum parcel size requirements of the Land Use Element of the Comprehensive Plan;

e. No land use permits, other than those for commercial or industrial uses appurtenant to agricultural production, shall be issued on the parcel containing the overlay.

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* Existing as of the date of the adoption of this policy (April 22, 1985).

10. Impacts of oil, gas, and produced-water pipelines outside of industry facilities shall be minimized by requiring the use of available or planned common carrier and multiple-user pipelines to the maximum extent feasible. New pipeline construction shall be permitted only if the Planning Commission determines that the use of available or planned common carrier and multiple-user pipelines is not feasible or is not environmentally

preferable to alternative proposals. New pipelines that are permitted shall be constructed, operated and maintained as common carrier or multiple-user pipelines unless the Planning Commission determines it is not feasible. New multiple-user pipelines shall provide equitable access to all shippers with physically compatible stock on a nondiscriminatory basis.

New pipelines shall be restricted to approved corridors that have undergone comprehensive environmental review unless the Planning Commission determines that such corridors are not available, safe, technically feasible, or the environmentally preferred route for the proposed pipeline. The required environmental review for proposed pipelines shall include analysis to determine what cumulative impacts might result in adding future pipelines to that corridor.

The design of new common carrier and multiple-user pipelines shall take into account the reasonable, foreseeable needs of other potential shippers. If other pipeline projects are expected to be located in the same corridor, the proposed project shall be required to coordinate concurrent or "shadow" construction with the other projects where practical.

Permits for new pipeline construction shall require engineering of pipe placement and burial within the corridor to minimize incremental widening of the consolidated corridor during subsequent pipeline projects, unless the proposed route is determined to be unacceptable for additional pipelines. (86-GP-18)

11. For the purpose of ensuring safe, orderly, and planned development of oil and gas resources, the Board of Supervisors designates the northwestern and midwestern portion of the county as the North County Consolidation Planning Area, or NCCPA (as defined under the section "Other Definitions" in this element) and subjects oil and gas development in this planning area to the following policies:

    a. Due to estimated oil and gas reserves located offshore, the County has prepared a study entitled Siting Gas Processing Facilities: Screening & Siting Criteria. That study is incorporated herein by reference to guide a comprehensive analysis of alternative sites should the county receive an application for a Development Plan to construct or expand a facility in the NCCPA for treating or processing either onshore or offshore gas production. The criteria are designed to optimize public safety, environmental protection, and the benefits of consolidation. (89-GP-9)

The county has conducted a comparative assessment of available modes for shipping large volumes of crude oil which are produced from offshore fields, processed locally, and requiring transportation to refineries. The assessment concluded that, although pipelines exhibit potentially significant adverse impacts to the environment, they are measurably the environmentally preferred mode of transportation when compared to marine tanker and rail. Consequently, the county shall require that, to the maximum feasible extent, crude oil shall be shipped via pipeline from local processing facilities to refineries as specified below. Presently, this policy does not apply to facilities that serve only onshore fields however, it shall apply to facilities that serve both onshore and offshore fields as well as only offshore fields.

12. If an onshore pipeline for transporting crude oil to refineries is determined to be technically and economically feasible, proposals for

expansion, modification, or construction of new oil and gas processing facilities, which receive oil from offshore fields exclusively or from both offshore and onshore fields, shall be conditioned to require transportation of oil through the pipeline when constructed, unless such condition would not be feasible for a particular shipper.

a. Pipeline transportation of crude oil to a refining center served by a pipeline is presumed to be technically and economically feasible and the required method of transportation to that center.

b. Pipeline transportation of crude oil is presumed feasible for a particular shipper if a pipeline is in operation to the refining center of the shipper's choice.

c. Crude oil processing facilities shall be conditioned to require that each shipper's oil leaving those facilities be transported by pipeline when a pipeline is in operation to the refining center of the shipper's choice.

d. Until pipelines become available, and for refining centers not served by pipeline, other modes of oil transportation are allowed consistent with County policies. Rail is not preferred for large volume shipments of oil.

e. For refining centers served by pipeline, other modes of transportation up to the limits of the permitted capacity for those modes, and with assurances that the shipper or transportation facility operator can and will mitigate the environmental impacts caused by the alternate transportation mode, are allowed only under the following circumstances:

(1) Pipeline unavailability or inadequate capacity; or

(2) A refinery upset lasting no longer than two (2) months and only where the alternate refining center is not served by pipeline; or

(3) An emergency which may include a national state of emergency.

Implementing Action

The Planning Commission shall implement this policy pursuant to Section 35-296 of Article III, Chapter 35 of the Santa Barbara County Code (inland zoning ordinance). The regulations of Section 35-296 apply specifically to separation of oil and water from an offshore area and processing/treatment plants that are not described in the previous section, 35-295. This Oil Transportation Policy is intended to apply facilities which process production obtained exclusively from offshore fields or from both offshore and onshore fields. (91-GP-3)

PLANNED DEVELOPMENT POLICIES

All areas designated in the Comprehensive Plan for Planned Development shall be subject to the following policies:

1. The purpose of the Planned Development designation shall be to ensure coordinated, well-planned development of large areas designated for residential use within urban areas defined in the Land Use Element of the Comprehensive Plan. Areas designated for Planned Development may include parcels which are subject to topographic, geologic or other constraints such as steep slopes, unstable soils and flood hazards, or parcels with significant scenic or resource values. The intent is to provide for flexibility and innovative

design of residential development in order to avoid development in hazardous areas, protect environmentally sensitive habitats and archaeological sites, preserve the maximum amount of open space, and provide other public benefits.

2. The entire area designated for Planned Development shall be planned as a unit. Preparation of a specific plan (Government Code Section 65450) may be required when parcels comprising a site designated as PD are in separate ownerships.

3. Use of flexible design concepts, including clustering of units, mixture of dwelling types, etc., shall be required to accomplish as much as possible all of the the following goals:

   a. protection of the scenic qualities of the site;
   b. protection of resources, i.e., habitat areas, archaeological sites, etc.
   c. avoidance of siting of structures on hazardous areas;
   d. provision of public open space and recreation;
   e. preservation of existing healthy trees; and
   f. provision of adequate urban services (e.g., water, sewer, streets).

4. Permitted uses shall include:

   a. residential units, either attached or detached;
   b. recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the prospective residents and/or public; and
   c. open space;

and in developments of 200 residential units or greater, conditionally permitted uses may include:

d. commercial recreational facilities (private and public) that are compatible with the proposed residential units;

e. convenience establishments of a commercial and service nature such as a neighborhood store, provided:

(1) such convenience establishments are an integral part of the general plan of development for the Planned Development and provide services related to the needs of the prospective residents;

(2) such convenience establishments and their parking areas will not collectively occupy more than one (1) acre per two hundred (200) dwelling units;

(3) such convenience establishments will be located, designed, and operated primarily to serve trade and service needs of persons residing in the Planned Development and not persons residing elsewhere;

(4) such convenience establishments will not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.

5. The County shall specify the maximum density of development permitted under the Planned Development designation at the time this designation is adopted for a particular parcel(s) unless already specified in the Land Use Element of the Comprehensive Plan. Determination of an appropriate density shall take into account all of the factors listed in Policy 3 and shall be compatible with the density and character of surrounding land uses.

6. The amount of public and common open space in a Planned Development shall be specified in the specific plan and/or development plan. The County shall determine the amount of public and common open space required, but in no case shall the amount of public and/or common open space be less than forty (40) percent of the gross area of the entire site.

   Open space shall be defined as follows:

   a. Public open space shall include but not be limited to public parks and parking lots, access corridors such as bike paths, hiking or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Public open space shall not include areas which are unusable for recreational purposes, e.g., private or public streets, and private parking lots. Environmentally sensitive habitat areas and archaeological sites may be included in public open space.

b. Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents of the project such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Common open space shall not include driveways, parking lots, private patios and yards, other developed areas, or hard surfaced walkways.

HILLSIDE AND WATERSHED PROTECTION POLICIES

1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

2. All developments shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

3. For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.

4. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on site unless removed to an appropriate dumping location.

5. Temporary vegetation, seeding, mulching, or other suitable stabilization method shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.

7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

8. On any lands not Comprehensive Planned and zoned for agriculture, grading and "brushing" shall require a permit. Exceptions shall be grading of 50 cubic yards or less and "brushing" within a radius of 100 yards of a residential structure for fire purposes.

9. Where agricultural development and/or agricultural improvements will involve the construction of service roads and the clearance of natural vegetation for orchard and vineyard development and/or improvements on slopes of 30 percent or greater, cover cropping or any other comparable means of soil protection, which may include alternative irrigation techniques, shall be utilized to minimize erosion until orchards and vineyards are mature enough to form a vegetative canopy over the exposed earth, or as recommended by the County Public Works Department.

STREAMS AND CREEKS POLICIES

1. All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

FLOOD HAZARD AREA POLICIES

The intent of the Flood Hazard Area policies is to avoid exposing new developments to flood hazards and reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the 100 year flood plain.

1. All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.

2. Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

HISTORICAL AND ARCHAEOLOGICAL SITES POLICIES

1. All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

2. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.

3. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.

4. Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.

5. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

PARKS/RECREATION POLICIES

1. Bikeways shall be provided where appropriate for recreational and commuting use.

2. Opportunities for commercial and sport fishing should be preserved and improved where appropriate.

3. Future development of parks should emphasize meeting the needs of the local residents.

4. Opportunities for hiking and equestrian trails should be preserved, improved, and expanded wherever compatible with surrounding uses.

5. Schools and other public-owned lands should be utilized for joint use recreational activities whenever possible.

OTHER OPEN LANDS POLICIES (For Parcels designated Other Open Lands)

1. Preservation of open lands shall be encouraged under the Williamson Act.

2. Utilization of open lands shall be consistent with protection and long-term productivity of County watersheds.

3. Appropriate recreational uses will be of light intensity with minimal environmental degradation in open land areas.

4. The Conservation Elements and Seismic Safety-Safety Element shall specify other policies for the protection of open land.

VISUAL RESOURCES POLICIES

1. All commercial, industrial, and planned developments, shall be required to submit a landscaping plan to the County for approval.

2. In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

3. In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

4. Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.

5. Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.

PUBLIC FACILITIES*

1. a. The development of public facilities necessary to provide public services is appropriate within the defined Rural and Inner-Rural Areas.

   b. When a public agency proposes that a facility be located in a Rural or Inner-Rural Area, especially when it may create any parcel(s) smaller than the minimum parcel size for the Area and the applicable land use designation(s), conformity with the Comprehensive Plan shall be determined in consideration of the following factors:

   i. Whether the public interest and necessity require the project, balancing potential inconsistencies with other elements and policies of the Comprehensive Plan; and

   ii. Whether the project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; and

   iii. Whether the property sought to be acquired is necessary for the project.

   c. Regarding any development of public facilities which meets the preceding three criteria, the acquisition of real property for such public facilities is appropriate within the Rural and Inner-Rural Areas, and the acquisition of such real property shall be deemed to be in conformity with the Comprehensive Plan, regardless of the fact that parcels may result which are smaller than the minimum parcel size for the Area and the applicable land use designation(s).

2. In cases where a specific Community Facility or Overlay Designation is applicable, a site providing regional public services within a Rural or Inner-Rural Area shall be given one of the following Designations: "Institution/Government Facility"; "Public Utility" (e.g., a wastewater treatment plant site); "Cemetery"; "Special Area" (e.g., for recognition and preservation of a historic or archaeologic site); or, "Waste Disposal

* Outside "Urban" and "Existing Developed Rural Neighborhood" Areas

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Facility." Such designation shall be applied to a proposed site through amendment of the pertinent Land Use Element map, either concurrent with or following the acquisition of the site by the public agency and prior to any development pertaining to the facility.

3. Except in case of an emergency which threatens lives or the immediate safety of persons or property, environmental review for projects allowed under these Policies shall be conducted at the earliest feasible time, and should be completed prior to acquisition of any site for a public facility. The site selection process shall include criteria to avoid areas having significant environmental constraints (for example, prime agricultural soils, areas of high aesthetic value such as Scenic Highway Corridors, public service/resource limitations, geologic or hydrologic hazards, important biological resources, cultural resources), unless the public agency determines that the location of the facility or use on a specific site having such constraints is necessary to satisfy the findings required in California Code of Civil Procedure Section 1245.230 (or successor statute), or is necessary for the protection of the public health, safety, or welfare.

4. The creation of a parcel which is nonconforming as to size and/or use with the applicable land use designation(s) shall be avoided by a public agency, to the extent feasible, through the acquisition of easements and/or lease or other rights appropriate to the facility or use to be established.

5. On disposition of parcels which are nonconforming as to size and/or use, the public agency shall ensure through the disposal process that the parcel be brought, to the extent feasible, into substantial conformity in size and/or use with the land use designation(s) currently prevailing in the parcel's vicinity.

SOUTH COAST POLICIES

1. The Board of Supervisors and/or Planning Commission shall not approve new housing developments within the unincorporated South Coast Area which would utilize new extractions or increases in extractions of groundwater from any physically overdrafted groundwater basin, or which through such new or increased groundwater extractions would create a condition of physical overdraft in any groundwater basin. A condition of existing physical overdraft or project-induced physical overdraft shall be verified by the County Water Agency.

   This policy shall not apply to new development:

   (1) supplied by water to which the development is legally entitled pursuant to litigation or an adjudication of water rights, whether the developer is an appropriator or overlying landowner; or

   (2) supplied by existing wells (or new wells which replace existing wells) with a recent historic use which would not be exceeded as as result of the new development.

Implementing Action

This policy will apply to all projects of five or more dwelling units, and to any smaller projects for which the Division of Enironmental Review of the Resource Management Department has made a finding of "significant unavoidable adverse impact" due to the project's water demand from a currently overdrafted basin or creation of a condition of overdraft. "Recent historic use" shall mean the average annual groundwater extractions from the existing well over the five or more years immediately preceding the date of application for the new development. In determining this average, the County shall use proper discretion in excluding years of unusually high or low groundwater extractions.

2. The Board of Supervisors strongly encourages the governing Board of the various water purveyors within the unincorporated area of the County to take steps to increase their firm water supplies, including but not limited to placing water supply augmentation projects and/or funding measures on the ballot for decision by the voters.

Implementing Action

The Board of Supervisors shall request annual reports from each water purveyor within the unincorporated area of the County, which detail the measures accomplished or being considered by each purveyor to increase its firm deliverable water supplies.

3. The County shall assist existing Santa Barbara County employers in providing suitable mitigation of the adverse housing impacts associated with any expansion of said employers' operations within the unincorporated area of the County.

Implementing Action

The Department of Resource Management and the County Housing Authority shall work cooperatively to identify the most appropriate type of mitigation for a specific project. To this end, the County Housing Expediter shall coordinate private and public efforts to provide affordable housing for the County's private and public labor force. In addition, the Department of Resource Management shall "fast track" all applications for mixed-use (commercial/industrial/governmental/and residential) developments proposed by, and for the primary use of, existing County employers.

4. The sections of the Petroleum Ordinance, Ordinance No. 661, and "Statement of Policy Relative to the Location of On-shore Facilities" (Statement) that address oil and gas processing facilities are hereby incorporated by reference in the land use element. The Statement does not apply, however, to the South Coast Consolidation Planning Area, which is defined in Policy 5 below.

5. The Board of Supervisors designates the unincorporated area from Point Arguello to the western boundary of the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit line on the south and southwest as the South Coast Consolidation Planning Area (SCCPA). Within the SCCPA, the Board of Supervisors strongly encourages, to the maximum extent feasible, commingled processing of oil and gas production from offshore reservoirs and zones to minimize industrialization within this area and to minimize adverse environmental impacts associated with construction and operation of multiple, segregated processing facilities. Additionally, the Board of Supervisors requires consolidation of oil and gas processing sites.

IMPLEMENTING ACTION

A. Definition of new production.

Reference to the terms "new production" or "new oil and gas production" or any similar reference for the purpose of this policy shall mean:

1. the development of any oil and/or gas after the adoption of these policies which requires new discretionary local, state, or federal permits unless it is from an existing well or platform; or

2. the development of any oil and/or gas which, after the adoption of these policies, requires approval of a new platform, or a new subsea or onshore well completion.

If the operator contends that a Constitutionally-protected vested right exists within the context of existing permits to process new production at a facility which is not at a County designated consolidated site, the operator may file a request for a determination of exemption to allow processing of that production at the nonconsolidated site.

B. Consolidation of processing facilities.

All efforts shall be made to consolidate oil and gas processing facilities. New oil and gas production from offshore reservoirs shall be processed at facilities approved for consolidation to the maximum extent technically and environmentally feasible. Commingled processing shall be required to avoid or reduce project and cumulative impacts -- considering environmental, socioeconomic, safety, and land use concerns -- that otherwise would result from construction and/or operation of redundant processing units, redundant pipelines, and redundant ancillary facilities. Construction of new processing facilities at consolidated sites shall be considered only if the County determines that the new facilities would not be unnecessarily redundant, finding that one or more of the following conditions apply.

First, permitted processing capacity at the sites designated for consolidation is insufficient for a period of time that would render development of the proposed offshore reservoir(s) infeasible. Determining applicability of this condition shall include consideration of feasible delays in development of the offshore reservoir(s) to maximize use of currently permitted processing capacity at sites designated for consolidation. Determination of condition applicability also shall include consideration of expanding existing facilities in favor of constructing new facilities.

Second, the specific chemical characteristics and physical properties of oil or gas from a particular reservoir would render development of the resource technically infeasible unless specialized units can be built. Specialized units may include partial dehydration equipment if it is required to adapt a resource to the technical requirements of a processing facility.

Third, commingling the production in approved processing facilities at designated consolidated sites is determined to be environmentally unacceptable.

Approval of a collocated processing facility at a consolidated site shall be contingent upon shared use of existing ancillary facilities to the maximum extent feasible.

C. Consolidation of Processing Sites.

The oil and gas processing sites at Gaviota (APN 81-130-07 and 81-130-44) and Las Flores Canyon (APN 81-220-14 and 81-230-19) are designated as consolidated sites for processing oil and gas production from offshore reservoirs and zones. Any new oil and gas production from offshore reservoirs and zones that is processed within the South Coast Consolidation Planning Area shall be processed at these two sites.

D. Equitable, Nondiscriminatory Access to Consolidated Facilities and Sites.

Operators and owners of County-designated consolidated facilities and sites shall make their facilities and property available for commingled processing and consolidation of oil and gas facilities on an equitable and nondiscriminatory basis.

If existing processing capacity is insufficient to accommodate proposed production and necessary new facilities are not permittable pursuant to the County's consolidation policies, operators of consolidated facilities shall reduce throughput on a pro-rata basis to accommodate other developers.

E. Review of Permits

The County shall review permits that are approved after August 12, 1985 for new or modified oil and gas facilities when throughput, averaged (arithmetic mean) over any twelve (12) consecutive months, does not exceed 3 percent of the facility's maximum permitted operating capacity. The review shall be conducted in a duly-noticed public hearing to determine if facility abandonment or facility modifications are appropriate.

F. Review of South Coast Consolidation Policies

The County shall periodically review the South Coast Consolidation policies in view of new or updated information, such as: revised production forecasts, revised air quality data, advancements in technology for reduction of air emissions, and results of impact monitoring programs. The results of the policy review shall be presented in a duly-noticed public hearing, and appropriate revisions in the policies shall be pursued as deemed necessary by the County.

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AREA/COMMUNITY GOALS

Citizen participation plays a vital role in the planning process. Area residents and landowners are directly affected by the consequences of land use decisions. This community involvement not only finds support in established democratic principles, but encourages citizen concern for their surroundings and provides a vehicle for "first-hand" information to decision makers.

Traditionally, public participation in Santa Barbara County has been conveyed through established citizen committees. From the outset of the Comprehensive Plan program, the seven area General Plan Advisory Committees were the official channel for citizen input. Each committee prepared a detailed report on goals to be reflected in the Comprehensive Plan. The reports were organized to conform with the various subjects covered by the Plan.

In addition, the committees reviewed each element (Conservation, Open Space, Seismic Safety, and Safety, etc.) as they were being formulated, and worked with staff to develop the Comprehensive Plan maps on Circulation and Land Use.

For the most part, the reports on goals of each Advisory Comittee were similar. They emphasized preservation and expansion of agriculture, containment of urban development within prescribed geographic limits, and protection and enhancement of the County's natural environment.

In this chapter, the Advisory Committees' recommendations have been arranged by subject matter and committee planning areas:

- Carpinteria-Summerland Area
- Montecito Area
- Santa Barbara Area (includes Mission Canyon and Las Positas)
- Goleta Valley (includes area east of Gaviota)
- Lompoc Area
- Santa Ynez Valley
- Santa Maria/Orcutt Area (includes Cuyama Valley and Los Alamos)

Some of the desires of the Committees were general or long-range goals, others were very specific, to be incorporated into an implementation program. There were also goals that did not come within the scope of the Comprehensive Plan or were superseded by the Local Coastal Plan. However, most of the goals recommended by the Committees were reflected in either the Comprehensive Plan or the Coastal Plan.

CARPINTERIA

Population/Growth

The rate of growth for the Carpinteria area is recommended not to exceed 0.9% per year.

Growth outward from the city's core should be emphasized, to discourage leapfrog development.

Land Use

Development should complement the natural contours of land, utilizing, wherever possible, existing environmental conditions.

The agricultural economy and the semi-rural qualities of the area should be preserved.

Grading should be stringently regulated in steep slope areas of 30 percent or greater.

Buffer strips should be required to separate extreme differences in land use.

Preservation of open space need not be considered only from an agricultural standpoint (Williamson Act). The preservation of non-agricultural land in open space is a viable approach when it

is determined that the preservation of non-agricultural land is consistent with the Comprehensive Plan, is a reasonable use of the land, and is in the public interest.

Agriculture

Every effort should be made to preserve fertile lands for agriculture.

Foothill Road and Casitas Pass Road should be the dividing line between the exclusive agricultural land use and mixed agricultural and other uses.

Existing agriculture should be preserved above Foothill Road and east and above Casitas Pass Road. Lands with prime soils located below Foothill should also remain in agriculture use.

Housing

New housing should be allocated so the upper as well as lower economic segments of the community can be accommodated.

Parks/Recreation

Any further park development in this area should be low profile and of very light impact, i.e., daytime activity utilizing facilities that are geared to satisfying the needs of the local residents rather than attracting use by out-of-county residents.

Scenic open space should not be utilized for intensive recreation.

SUMMERLAND

In 1992 the County adopted a Community Plan for Summerland area (see the "Summerland Community Land Use Map" for the Planning Area boundaries). This Plan describes the community and the relevant issues it faces, including land use, agriculture, recreation, coastal access, circulation, habitats, public services and visual resources. The Community Plan establishes land use designations and zone districts and includes development standards to guide future development. In addition, the Community Plan contains a number of policies as well as actions which implement the goals and objectives of the Plan. Finally, in addition to the adoption of the Community Plan, the Board of Supervisors also adopted Board of Architectural Review Guidelines for Summerland.

In addition to the applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Summerland Community Plan also apply. Where there are other goals, objectives, policies and actions in the Comprehensive Plan which address the same issues as the Summerland Community Plan, those of the Summerland Community Plan shall be applied.

See the "Community Plans" section of this Element for the complete Summerland Community Plan.

MONTECITO

I. GROWTH AND SERVICE-RELATED RESOURCES

GOAL I.A. Maintain orderly growth consistent with available resources and the semi-rural character of the community.

Policy I.A.1. In order to pace development within long-term readily available resources and services (i.e., water, sewer, roads, schools), the County shall not permit the number of primary residential units to exceed an annual rate of one half of one percent of the permitted 1989 housing stock unless specifically exempted by ordinance. This rate shall represent the maximum allocated residential growth rate until such time that the County

determines, through a periodic public review of the status of services and infrastructure in the Montecito Planning Area, that further growth can be accommodated by acceptable and reliable supplies and capacities without diminishing the quality of life in the community.

Policy I.A.2. A temporary reduction in the annual one-half percent dwelling unit permit rate and corresponding reduction in number of permit allocations for the Montecito Planning Area may be enacted by the Board of Supervisors, if the short term availability of resources is jeopardized by the continued allocation of such permits.

Implementation Measure I.A.1. The County shall adopt and implement a growth management ordinance that regulates the number of additional new primary residential units permitted each year by the Resource Management Department. Such ordinance shall be periodically reviewed, as defined in the ordinance, to measure its effectiveness in achieving the balance sought by the growth objective of the community.

In 1992, the County adopted a Community Plan for the Montecito area (see the "Montecito Community Land Use Map" for planning area boundaries). The Montecito Community Plan describes the community and the relevant issues it faces and establishes land use designations and zone districts to guide future development. In addition, the Community Plan contains a number of policies and actions that serve to implement its goals and objectives.

In addition to applicable Comprehensive Plan policies, the goals, objectives, policies and actions of the Montecito Community Plan apply to activities within the Montecito Planning Area. Where there are other goals, objectives, policies and actions in the Comprehensive Plan that address the same issues as the Montecito Community Plan, those of the Montecito Community Plan shall be applied.

See the "Community Plans" section of this Element for the complete Montecito Community Plan.

SANTA BARBARA AREA

Population/Growth

The population level and rate of growth of the South Coast should not adversely alter the present quality of life and the environment.

Economic growth and prosperity should be achieved through growth in productivity generated by a stable population rather than being linked to population growth.

Land Use

Stream channels should be protected from encroachment and channelization, and aesthetic and conservation measures should be used to acquire green belts along major streams with public access.

Development should be restricted within such hazardous areas as flood plains, ocean bluffs, or within the 75-year retreat estimate, on filled land (unless supplemental building code requirements are met), on active or potentially active landslide areas, on unstable slopes, in fire hazard areas, or adjacent to potentially active earthquake faults.

Land presently allocated for industrial use should be evaluated, and surplus lands should be planned for more appropriate uses.
Laws protecting the historical features of the South Coast area should be strengthened and broadened in recognition of the role that the past plays in the present and future character of the area.

(SANTA BARBARA AREA CONT'D)

Within the Santa Barbara area, the foothills of the Santa Ynez range form the northern limit of urban development, and outward expansion of this boundary is undesirable.

Housing

Where appropriate, planned unit developments should be encouraged to provide for greater flexibility in the development of residential properties and to encourage the preservation of landscaped open spaces without increasing the overall population density.

Maintenance, improvement, and rehabilitation of existing housing and landscape should take precedence over wholesale demolition.

Parks/Recreation

Suitably balanced recreational acivities meeting the needs of a diverse population should be provided. The County, cities, and school districts should cooperate so the supplementation rather than duplication of services is provided on the South Coast.

Hiking and equestrian trails should be preserved, improved and expanded.

Permanent County-owned camping facilites, operated on a non-profit basis for use by local organizations, should be established.

Use of off-road vehicles should be stringently regulated and confined to a few areas where the impact on the environment and on the human community will be minimal.

Transportation/Circulation

Regional transportation planning shall be coordinated with the land use planning and policies of the region.

Local regional transportation systems shall be designed to maintain and enhance the quality of life in the region.

Projects to increase the capacity of the region's freeway and arterial system through the provision of additional traffic lanes shall be considered only when the existing facility can no longer provide an acceptable level of service. An acceptable level of service shall be defined as one that can accommodate peak hour traffic at somewhat less than free flow.

Highway 101 on the South Coast portion of the County shall be limited to four lanes, two in each direction, with the potential of an additional lane in each direction.

Highway 154 shall not be expanded to provide more than two through lanes.

Public transportation should be provided. The type and level of service shall be consistent with the needs of each community.

A system of bikeways and pedestrian facilities shall be developed to provide an alternative to the automobile.

Work and school schedule changes shall be encouraged to reduce peak period congestion.

Employers shall be encouraged to implement employee transpooling (car pooling and van pooling).

Environment

Air quality must be given prime consideration in land use planning.

The character and quality of the environment should be preserved and enhanced.

A program to achieve maximum fire protection consistent with the natural beauty of the mountain slopes should be developed.

Grading of hillside sites should be severly restricted.

Removal of major trees should be strictly limited.

Open space should be preserved primarily for its scenic and aesthetic values; its utilization for intensive recreational activities should be discouraged.

Noise level standards should be set and enforced.

Planned Development Sites

Cieneguitas Creek Planned Development:

The following policies shall be applicable to the Planned Development Designation on the Cieneguitas Creek property:

a. A maximum of 75 residential units may be developed on the site. All residential units shall be located outside of the following constraint areas: identified archaeological sites, riparian areas associated with Atascadero and Cieneguitas Creeks, Rincon formation areas in the southern and eastern portions of the site, and oak woodlands dispersed throughout the site.

b. Develoment within buildable areas (i.e., outside of the constraint areas defined above) on the western portion of the site shall be clustered. To minimize visual impacts, buildings shall not exceed 25 feet in height and shall be finished in color tones which blend with the surrounding natural environment. Extensive landscaping shall also be used to mitigate visual impacts.

c. Development within the older alluvium areas outside of the constraint areas on the eastern portion of the site shall be limited to single-family lots of one or more acres in size.

d. Development on portions of the site that exceed 30% slopes which are located outside constraint areas should be limited to single-family lots of five or more acres in size.

e. Development within the constraint areas defined above shall be limited to service systems such as interior streets, water, sewer, and other utilities necessary to serve the site. Such development shall be sited and designed to minimize adverse impacts on environmentally sensitive habitats, archaeological areas, and groundwater resources. Identified constraint areas shall be held in open space in perpetuity.

(SANTA BARBARA AREA CONT'D)

f. At the time of project approval, the County shall make the finding that the proposed water supply is adequate to serve all potential development on the site (including single-family lots) without overdrafting affected groundwater basins.

GOLETA VALLEY

Population Growth

The population level of the Goleta Valley should not exceed the existing natural resource capacity of the area or adversely alter the present quality of life and environment.

Various rates of population increases should be evaluated and a range chosen which can be accommodated without adverse effects. Adverse effects of particular concern to the citizens are rising taxes, traffic congestion, overdrafting the water basin, overloading the capacity of existing utility lines and treatment plants, air pollution, loss of open space, and increasing crime rate.

The Goleta Valley is a diverse urban-surburban-agricultural area, and within the limits of the resources of this subregion, it is possible to accommodate and encourage a population which is balanced and representative in terms of age, income, ethnic background, and occupation.

Expansion of industry, research facilities, educational facilities, and commercial enterprises should be in line with projected population expansion and should be developed only as needs arise and within the available resources of the Goleta Valley.

In order to limit further urban sprawl and encourage specific planning within the urbanized area, a definite limit should be set on the area available for development. Urban uses (development denser than one residential unit per 40 acres) should be discouraged beyond the limit shown on the Goleta Valley Urban Boundary map.

New community uses should be sought for school facilities no longer needed for classrooms.

Land Use, Circulation, and Open Space programs should aid to alleviate the community problems of high density apartments, overcrowding, and automobile congestion in Isla Vista.

Land Use

Natural watersheds are essential to the recharging of underground water basins and should be protected from man-caused erosion, vegetation changes, and population.

Development of flood plains, natural erosion areas, steep slopes, and unstable soils results in unsafe, unsatisfactory, biologically disruptive, and financially and geologically costly construction sites both for the user and the community as a whole. Further development within such areas should be drastically limited. New building should be restricted in the following kinds of hazardous areas:

- Within 100-year flood plains.
- On filled land, unless stringent building code requirements are met.
- On active or inactive landslide areas.
- On unstable slopes.
- On or adjacent to potentially active earthquake faults (fault traces of the recent Holocene Age).

- Within landing and takeoff clear zones of airports.

- In fire hazard areas, unless special code requirements are met.

The County should identify flood plains and designate them as open space or recreational areas, with residential, commercial, or industrial building drastically restricted.

Wherever possible, natural stream channels should be maintained in an undisturbed state in order to minimize destructive stream velocities, enhance wildlife passageways, and provide natural greenbelts.

Building on hillsides should be carefully controlled in order to prevent erosion. Low densities should be required in order to minimize grading and loss of ground cover. Developement on slopes of more than 30 percent should be at an extremely low density, such as a maximum of one unit per 40 acres.

Existing orchards and groves should be preserved, and expansion of agricultural land use, particularly orchards and grazing, should be encouraged.

At the northern boundary of Goleta Valley, the foothills of the Santa Ynez Mountains north of Cathedral Oaks Road should be preserved in agricultural and other open space uses. The slopes of the mountains should be left essentially in their natural state.

At the western boundary of the Goleta Valley, lands west of Winchester Canyon, with the exception of presently subdivided portions of the Embarcadero tract, should be left in agriculture and grazing, and retention of agricultural uses east of this boundary should be encouraged.

All structures within the foothills and mountainous slopes should harmonize with their surroundings.

Forests, mountainous areas, prime agricultural lands, and ranch lands should be preserved by prohibiting subdivision and multiple-unit residential development in these areas.

Prime agricultural lands should be preserved for agricultural use. Preservation of lesser grades of presently producing agricultural land should be actively encouraged.

The need for and cost of water for different types of agriculture and urban development should be analyzed to determine how they would affect the Goleta Valley's water supply.

Development along ocean bluffs and stream banks and in similar areas should be set back far enough to protect such areas and to allow the natural setting to remain undisturbed.

Scenic areas, such as ocean frontage, mountainous areas, lakes and streams, and lands immediately adjacent to these areas, should be preserved by being included in the County's public and private open space land programs.

Utility and service corridors should be located so as to have minimal environmental and visual impact, especially in mountainous and other scenic areas.

Encouragement should be given to the preservation of archaeological resources and sites reflecting the County's Indian, Mexican, Spanish and early California cultural and historical heritage, in both public and privately owned open space.

Provisions should be made for the systematic reclamation of lands that have been misused through destruction of natural habitats, inappropriate construction, erosion, grading, mining, or disposal of wastes.

There should be a buffer of low intensity uses surrounding Isla Vista: 1) because of existing high density; 2) to preserve its identity as a community; 3) to separate it from the industrial zone to the north; 4) to prevent development in the airport flight pattern; and 5) because of the ecological sensitivity of the adjacent Goleta Slough and Devereux ecological areas.

The placing of parcels within the urban area into Open Space Preserve should be encouraged.

Because of the University's impact on land use and housing the UCSB long-range development plan should be in conformity with the Comprehensive Plan.

Alteration of topography, vegetation, and biological communities should be regulated in order to minimize the destruction of natural habitats.

Within the urbanized part of the Goleta Valley, undeveloped areas with visually appealing features, such as wooded areas, attractive plant life, and bodies of water, should be given first consideration for preservation as open space. To provide "breathing space" within urbanized areas, such undeveloped lands should remain in their natural state, rather than being developed as parks or golf courses or for other specialized uses.

Buffer zones of low density development should be established between developed areas and those open space lands where immediate proximity would be detrimental to either use.

Parking lots should be landscaped or otherwise designed to visually obscure parked vehicles.

A balance among housing, commercial, and industrial uses should be sought and, if necessary, the amount of undeveloped land designated for industrial and commercial use should be reduced.

Quality in the design and landscaping of industrial and commercial facilities should be encouraged.

Downtown Goleta should be revitalized and established as a subregional public and commercial service center surrounded by an intergrated, heterogeneous residential community.

Strip commercial development should not be permitted.

Established light industry and research enterprises should be encouraged to create job stability for those living in the area.

Land use development should be required to be appropriate to the terrain in order to keep grading to a minimum.

New development should not infringe on or detract from existing adjacent housing.

Preservation of parcels of open space in residential areas should be encouraged.

The semi-rural qualities of the Goleta Valley should be retained.

Housing

Adequate housing for Goleta residents should be provided without stimulating an influx of new population.

A variety of housing locations, types, prices, and tenures should be ensured, and an open and free choice of housing for all persons regardless of income, age, race, or ethnic background should be provided.

Adequate usable open space, landscaping, and facilities standards should be required in new developments, particularly in planned residential developments and higher density condominium developments.

Public and private rehabilitation programs should be supported to assist low and moderate income households to maintain property, neighborhoods, and communities.

Present deterioration in urban areas throughout the Goleta Valley should be eliminated.

All new developments should use the most to up-to-date energy and water conservation techniques.

A system of architectural review should be established for all land use developments. Individual community design standards should be encouraged.

For the protection of residents in multiple dwellings, a fire prevention and control plan should be required as a condition of approval of new dwellings.

Parks/Recreation

Recreation facilities should be tailored to the needs of local residents rather than serving the needs of out-of-county residents.

Recreational facilities should be located so they will not cause adverse affects on local residents through increased auto traffic, noise, congestion, and other nuisances in residential areas.

Lake Los Carneros should be designated as high priority recreational-scenic project for passive public enjoyment.

The neighborhood park system in the Goleta Valley should be completed.

The County should develop park sites with suitable recreational facilities.

Acquisition and development of lands for neighborhood and community parks should utilize vacant lands near or adjacent to school sites for this purposes wherever possible.

There shall be no off-road recreational vehicle sites located within the Goleta Valley.

(GOLETA AREA CONT'D)

Circulation

Transportation planning should be coordinated with land use and air quality maintenance planning.

Plans should include existing transportation methods and allow for introduction of new systems as they become available.

A comprehensive, efficient, and economical transportation system should be provided that includes facilities for pedestrians, bicycles, automobiles, bus and rail transit, and air and waterborne vehicles.

Alternative forms of transportation should serve major recreation, residential, commercial, and industrial centers.

Terminal facilities should be provided at convenient locations and should include parking at these facilities with consideration for passengers with packages, bicycles, wheelchairs, or other encumbrances.

Alternate means to distribute goods and services that will reduce transportation movements should be developed.

Bike paths, bridle paths, and pedestrian ways should be provided for commuting and for recreational use.

The railroad right-of-way should be utilized for trains, monorail, railbus, and other transporation modes.

Communication systems should be developed to reduce the need for transportation.

A single major transportation corridor following the present alignment of Highway 101, rather than several corridors, should be developed.

Freeway expansions should be limited to six lanes (three lanes in each direction).

San Marcos Pass Road should not be expanded beyond two lane freeway status.

The following road changes should be established:

- Calle Real should not be extended between Glen Annie and Los Carneros.

- The proposed roads between Puente and the airport along Atascadero Creek and between San Antonio and Old San Marcos Road should be deleted.

Circulation should be planned to limit the volume and speed of traffic through residential areas.

Projected traffic demands should not dictate freeway or circulation system expansion contrary to the community interest.

The street system should be adequate to serve the projected population at a level of service below that which would allow the free flow of peak hour traffic.

The airport should develop a program to reduce allowable aircraft noise, limit hours of operation and create a beautification program.

(GOLETA AREA CONT'D)

Environment

A prime consideration in determining the land use should be air quality. Present air quality should not be degraded.

Transporatation pollution (noise and fumes) should be minimized and energy conservation should be encouraged.

Mineral resources should be extracted with extreme caution both to preserve these assets for future use and to protect the surrounding environment from destruction.

The County should control or, where appropriate, prohibit open pit mining of minerals, requiring that such areas, including roads, be restored to their natural state upon completion of mining operations. Provision also should be made for control of erosion.

Sand and gravel mining should be regulated to prevent depletion and denudation of scenic areas, such as beaches and sand dunes, and so that the water table and water quality will not be degraded. Ancillary facilities serving resource extraction sites should be strictly controlled.

Location of mining operations should take into consideration such factors as noise pollution, destruction of the environment, degradation of scenery, and increased erosion.

Significant wildlife areas should be identified and protected by appropriate regulations. Any development within such areas should be at a sufficiently low density so as not to be detrimental to the wildlife. Those areas characterized by endangered, rare or diminishing species should be preserved.

Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean, and areas adjacent to such water should be held to an absolute minimum by all available means. This should include regulation of the disposal of sewage, industrial and commercial waste, and litter.

Water areas and the surrounding habitats that have been damaged by pollution and artificial stream channelization should be restored to their natural condition whenever practical.

An adequate, safe water supply should be maintained and underground resources should be protected against saltwater intrusion and prolonged overdrafting of the groundwater basin.

Active flood control should be provided to handle excess runoff within urban areas and to maximize groundwater recharge.

Open space should be preserved primarily for its scenic and aesthetic value; its utilization for intensive recreational activities should be discouraged.

Removal of ornamental and native trees within urban areas should be limited, and the County should develop and enforce a tree protection ordinance.

Use of alternative energy sources should be encouraged.

To protect the visual environment, utility lines should be buried.

SANTA YNEZ VALLEY

Population Growth

Planning for the Valley should be geared to the concept of living within the resources available locally.

Agricultlure

Agriculture should be preserved and protected as one of the primary economic bases of the Valley.

Land Use

Future residential development should not be located onm prime food producing or pasture land, but close to existing public services. The beauty of the land should be preserved by limiting urban sprawl and creating buffer zones to maintain the individual character of each town.

Parcel sizes should progressively increase from urban centers to suburban belts, to ranches, to rural farming and grazing.

Density standards should be set to meet the needs of the communities.

Medium and heavy industrial uses are not considered compatible with the Valley's unique life style.

Tourism should be encouraged as a use consistent with preservation of open space.

(SANTA YNEZ AREA CONT'D)

Housing supply should not be allowed to overtax present available resources.

Open space should be used as settings for unique and historic areas. The rural view to the east of Mission Santa Ynez should be preserved in open space, and in agricultural use wherever possible.

LOMPOC AREA

Population Growth

The present character of the Lompoc area should be retained and enhanced.

Population should remain within available natural resources and should enhance present quality of life and environment.

The limits of the natural resources should be ascertained. Then an estimate should be made of the reasonable holding capacity and a planned pattern of growth be made that is compatible with available resources.

Land Use

The natural backdrop of the area should be preserved through strict controls on hillside development. Hillside grading over 30 percent on residential and commercial land should be severely restricted.

The unique character of the area should be protected and enhanced with particular emphasis on protection of agricultural lands, grazing lands, and natural amenities.

The river bottom should be managed as an open space, in the best interests of wildlife conservation, water conservation, and flood control.

Residential, commercial and industrial growth should be confined to urban areas.

(LOMPOC AREA CONT'D)

Commercial and industrial development that complements and expands the existing agricultural industry of the area should be encouraged.

Urbanization should remain within the City of Lompoc and designated urban portions of the Vandenberg Village/Mission Hills/ Mesa Oaks areas.

Industrial development should be light intensity.

Forests, mountainous areas, agricultural lands and ranch lands should be preserved by revising the property tax structure to encourage these uses through a preserve status of tax incentive and by prohibiting subdivision and multiple-unit residential development.

Prime agricultural lands should be preserved for agricultural use only. Preservation of lesser grades of presently producing or potential agricultural land should be actively encouraged.

Scenic areas, such as ocean frontage, mountainous areas, streams, and lands immediately adjacent to these areas should be preserved by their being included in the County's public and private open space land programs.

Encouragement should be given to the preservation of significant archaeological resources and sites reflecting the County's Indian, Mexican, Spanish, and early California cultural historical heritage now in both public and private ownerships.

Provision should be made for the systematic re-establishment of lands that have been misused by destruction of natural habitats, inappropriate construction, erosion, grading, mining, or waste disposal.

(LOMPOC AREA CONT'D)

Changes in natural or re-established topography, vegetation, biological communities should be minimized in an attempt to avoid the destruction of natural habitats.

Residential development should be prohibited in areas in proximity to airport flight and noise patterns or abutting major traffic ways. Such areas should be designated for uses that would not suffer adverse impacts.

Development, construction, and roads cut in steep areas should be limited to ensure safety and protection of the terrain, as well as environmental and scenic values.

Circulation

Develop a comprehensive countywide transportation system which will provide alternative forms of transporation for all residents and reduce dependence on the automobile.

Improvements to or alterations of existing roadways must minimize environmental and visual impact. The scenic enhancement of through-transit corridors in the Lompoc Valley should be encouraged.

A County Bikeway Plan should be implemented.

The Lompoc Airport should remain for general aviation only. No expansion for extensive scheduled commercial traffic should be planned for.

The use of rail transportation between Lompoc and other points should be considered for a future mode of transporting people.

Efficient public transportation between Lompoc and other central coast communities should be encouraged.

Parks/Recreation

Provide facilities for a maximum variety of recreational activities for all age levels within a reasonable distance of the place of residence, so separated and protected as to avoid conflicts between the different types of activities.

Locate recreational activities where adverse effects, such as increased auto traffic, noise, and increased litter would not conflict with surrounding areas.

Establish trails for horses and hiking so that they are compatible with surrounding uses.

Encourage wildlife sanctuaries.

Design future parks to be natural areas with minimal maintenance.

Develop an adequate day-use park for the Mission Hills area in the vicinity east of the present housing development.

Environment

Growth and employment must be consistent with the preservation and enhancement of resources and environmental quality.

Unique ecological areas should be identified and preserved.

All mineral resources extraction should be regulated to minimize adverse impacts; rehabilitation and ultimate use plans should be required.

The County should plan for and encourage the maximum conservation of energy.

An adequate supply of quality water should be provided to meet agricultural and urban needs.

Pollution of streams, sloughs, drainage channels, underground water basins, estuaries, the ocean, and areas adjacent to such waters should be minimized.

The groundwater resources should be protected against prolonged overdrafting.

Adequate flood control measures should include provisions to recharge water basins with water runoff.

Wastewater recycling should be encouraged.

The County should plan for and encourage the maximum conservation of water.

Good air quality should be maintained as one of our greatest assets.

Excessive noise should be eliminated through the development of noise pollution standards.

Tularosa Road Area Planning Policy

All applications for Comprehensive Plan Amendments, Rezones, and Land Divisions within the Tularosa Road Study Area identified in 83-GP-8 shall be subject to the following policy:

Prior to approving any application for increased density, the County shall find that there is adequate water and sewage disposal for each proposed or potential parcel, that there is adequate legal and practical access to each proposed or potential parcel, and that development of residential and accessory structures on each lot will not result in increased fire hazard.

SANTA MARIA/ORCUTT AREA

Population Growth

Economic and population growth should proceed at a rate that can be sustained by available resources. The availability of these resources, especially water, should be continuously monitored and integrated with the growth.

Land Use

Leapfrog development should be discouraged.

Promotion and protection of agriculture as an industry.

Parks/Recreation

Commercial parks including overnight facilities should be encouraged.

The County should develop its existing parks for day use to the fullest extent possible.

Circulation

Public transit should be planned and provided within the urban area.

Circulation for trucking should be reviewed to eliminate conflicts with urbanized areas, and areas should be planned for truck and bus turnarounds.

Environment

Reasonable environmental protection and open space preservation policies should be adopted.

Tepusquet Study Area Planning Policies

These policies apply to parcels within Tepusquet Canyon that are encompassed by the "Existing Rural Neighborhood" boundary line on the Countywide Land Use Element Map (COMP 1) except those parcels that are within agricultural preserve. (Refer to 82-GP-6).

All applications for Comprehensive Plan amendments, rezones, and land divisions for parcels within the Tepusquet Study Area shall be subject to the following policies.

1. A map, drawn by a registered Civil Engineer or licensed land surveyor, conforming to National Mapping Standards, and having a scale of not less than one inch equals two hundred feet, shall be filed at time of application that shows:
   a. The proposed parcelization of the site, and
   b. The topography of the site, with a contour interval of at least forty (40) feet. The use of existing topography (i.e., U.S. Geological Survey 7.5 minute quadrangle topo) would be acceptable in this case. However, a more frequent contour interval (e.g., five, ten or twenty feet) may be requested for various reasons, including a more precise depiction of a parcel's actual topographic variation, for the proper application of the following planning policies. If this is the case, contours shall be based upon either ground or aerial survey; interpolation between existing forty foot contours would not be acceptable.

2. The size of lots shall be determined by the following criteria:
   a. To qualify for a twenty acre minimum lot size; at least fifty percent of the gross area of each proposed lot shall have a slope of less than thirty percent.[1]
   b. To qualify for a ten acre minimum lot size, the entire area of each proposed lot shall have a slope of less than thirty percent.
   c. No lots less than forty acres in size shall be created that do not meet the criteria of a, or b, above.
   d. No lots less than ten acres in size shall be created.
3. Prior to approving any application for increased density, the County shall make the following findings:
   a. That there is adequate water for each proposed or potential lot;
   b. That there is adequate sewage disposal capability for each proposed or potential lot;
   c. That each proposed or potential lot has a suitable building site and adequate road access without necessitating extensive alteration of natural land forms; and
   d. That development of residential and accessory structures on each lot will not result in increased fire hazard.

Planned Development Sites

1. Rice Ranch Site (Assessor's Parcels 101-010-12, -13; 105-140-16)

   The following development policies and criteria shall be applicable to the Rice Ranch Planned Development Site in the Orcutt area:

---

1. The area of the slope shall be determined using adjacent contours.

a. All urban development (residential units, roads, recreational facilities, parking areas, etc.) shall be located on the northern portion of the site, within the area delineated on the topographic base map of the site on file in the main office of the Resource Management Department. This stipulation would prohibit development in areas used and/or suited for cultivated agriculture, areas of possible archaeological or historical significance, areas containing significant biological value, aesthetic importance, and/or geologic constraints, and areas of the site near hydrocarbon exploration and production activities;

b. No development other than agriculture and erosion control shall be permitted on the remainder of the site. Development rights (other than for agriculture and erosion control) shall be granted to the County and a third party such as the Nature Conservancy or the Trust for Public Land, free and clear of any and all financial liens;

c. Development of the site shall provide a range of housing types and densities, consistent with the Planned Development Policies of the Land Use Element. Given proper design, this stipulation would improve the aesthetic effect of the development by avoiding a monotonous expanse of the same type and density of residential use, and would enhance the ability of the project to support a diverse resident population reflective of the local community;

d. All permitted development requiring sanitary facilities shall be served by public sewers;

e. Measures shall be incorporated into any project design which will ensure that the development of this site would not increase peak flows or sediment loads in Orcutt Creek.

Special Area Development Standards

The following standards shall apply to development within the Orcutt "Ranchette Area" (see Figure E-1):

a. Any future residential structures located along the western portion of the area north of Solomon Road shall be set back at least one hundred (100) feet from the western property boundaries, and shall include all other feasible measures which serve to avoid and/or minimize conflicts between agricultural operations and new residential uses within the boundaries of this rezone. Such other measures may include, but shall not be limited to, the notification of prospective residential property buyers, prior to sale or contract for sale, that agricultural uses exist in the immediate area, and the inclusion of recorded easements, deed stipulations, or other instruments which guarantee that nuisance actions shall not be brought by the residential users against the agricultural operators;

b. No development, including grading, shall be permitted within one hundred (100) feet of the banks of Orcutt (Solomon) Creek, as recommended by the California Department of Fish and Game;

c. No development, including grading, shall be permitted within the Orcutt (Solomon) Creek floodway, and any structures built within the floodway fringe of this creek shall be constructed with the lowest finished floor elevation at least two (2) feet above the 100-year water surface elevation;

d. Future development within this area shall be consistent with the internal circulation network plan developed in 86-EIR-5 (see also Figure E-1);

e. Future development of lands planned and zoned for residential densities of 0.33 or more units per acre (e.g., 1-E-1 and 3-E-1) shall be served by public sewers;

f. Future development shall be evaluated on its merits and shall incorporate all additional feasible measures which mitigate adverse environmental impacts, using 86-EIR-5 as a general guide to assess the significance and appropriate mitigation of specific effects. Nothing in these Standards shall be interpreted to restrict the County in applying additional measures which may be necessary to mitigate any adverse effects of new development, nor shall anything in these Standards be interpreted to restrict the duty and responsibility of the County to determine whether a subsequent or supplemental EIR is necessary pursuant to the California Environmental Quality Act and Guidelines in effect at the time of proposed development;

g. Future development within this area shall be evaluated for the potential to provide equestrian, hiking and bicycle trail easements. The goal of dedicating these easements shall be to establish a desirable equestrian, hiking and bicycle trail network within this community. Particular consideration shall be given to a potential trail system along Orcutt Creek, as identified in 86-EIR-5;

Special Area Development Standards

The following standards shall apply to development within the Orcutt "Ranchette Area" (see Figure E-1):

a. Any future residential structures located along the western portion of the area north of Solomon Road shall be set back at least one hundred (100) feet from the western property boundaries, and shall include all other feasible measures which serve to avoid and/or minimize conflicts between agricultural operations and new residential uses within the boundaries of this rezone. Such other measures may include, but shall not be limited to, the notification of prospective residential property buyers, prior to sale or contract for sale, that agricultural uses exist in the immediate area, and the inclusion of recorded easements, deed stipulations, or other instruments which guarantee that nuisance actions shall not be brought by the residential users against the agricultural operators;

b. No development, including grading, shall be permitted within one hundred (100) feet of the banks of Orcutt (Solomon) Creek, as recommended by the California Department of Fish and Game;

c. No development, including grading, shall be permitted within the Orcutt (Solomon) Creek floodway, and any structures built within the floodway fringe of this creek shall be constructed with the lowest finished floor elevation at least two (2) feet above the 100-year water surface elevation;

d. Future development within this area shall be consistent with the internal circulation network plan developed in 86-EIR-5, as such plan may be amended from time to time (see also Figure E-1);

e. Future development of lands planned and zoned for residential densities of 0.33 or more units per acre (e.g., 1-E-1 and 3-E-1) shall be served by public sewers;

f. Future development shall be evaluated on its merits and shall incorporate all additional feasible measures which mitigate adverse environmental impacts, using 86-EIR-5 as a general guide to assess the significance and appropriate mitigation of specific effects. Nothing in these Standards shall be interpreted to restrict the County in applying additional measures which may be necessary to mitigate any adverse effects of new development, nor shall anything in these Standards be interpreted to restrict the duty and responsibility of the County to determine whether a subsequent or supplemental EIR is necessary pursuant to the California Environmental Quality Act and Guidelines in effect at the time of proposed development;

g. Future development within this area shall be evaluated for the potential to provide equestrian, hiking and bicycle trail easements. The goal of dedicating these easements shall be to establish a desirable equestrian, hiking and bicycle trail network within this community. Particular consideration shall be given to a potential trail system along Orcutt Creek, as identified in 86-EIR-5;

h. Prior to the issuance of a Land Use Permit for any use, structure, or grading, the permit applicant shall pay a non-refundable site inspection fee of $75.00, or such amount as may be authorized under ordinances and fee schedules in effect at the time a Land Use Permit is requested. The purpose of this fee shall be to ensure that the project development is completed in compliance with all project conditions, including those contained in this Ordinance, and is in accordance with the approved site plan. This fee shall cover the cost of an "as-built" inspection of the completed project. The project applicant shall notify the Resource Management Department's zoning enforcement section when the project is completed, so that this inspection may take place in a timely fashion.

"RANCHETTE AREA"

CONCEPTUAL DIAGRAM FOR
INTERNAL CIRCULATION NETWORK

Figure E-1

h. Prior to the issuance of a Land Use Permit for any use, structure, or grading, the permit applicant shall pay a non-refundable site inspection fee of $75.00, or such amount as may be authorized under ordinances and fee schedules in effect at the time a Land Use Permit is requested. The purpose of this fee shall be to ensure that the project development is completed in compliance with all project conditions, including those contained in this Ordinance, and is in accordance with the approved site plan. This fee shall cover the cost of an "as-built" inspection of the completed project. The project applicant shall notify the Resource Management Department's zoning enforcement section when the project is completed, so that this inspection may take place in a timely fashion.

Figure E-1

Land Use Holding Capacity

Methodology for Calculating Dwelling Unit Capacity and Distribution

I. Tables 11a through 20a

The following tables indicate the total theoretical unit capacity which could be accommodated by the land use plans of the various planning areas. The calculations are based on areal measurements of the mapped areas of the different land use designations shown on the land use maps for the planning area. The methodology used to perform these calculations is discussed below:

1. Calculations by land use density for each mapped area were grouped into their corresponding Urban, Inner-Rural, or Rural categories. Calculations for areas within Existing Developed Rural Neighborhoods are included within the Rural category.

2. The number of Developed Units was determined by using aerial photographs, current and historical Assessor's parcel map pages, land use maps, and data developed in preparation of the Land Use Element.

3. Figures showing Household Size for the different land use designations and planning areas were derived from 1970 and 1975 census information distributed by dwelling unit type when subject to comparisons of land use classifications. The series of estimates recognized housing supply and purchasing power consistent with that in evidence within Santa Barbara County during 1974 through 1976. Reference material regarding fertility, migration patterns, age, sex, and household composition can be made available on request. In addition, the number of households and household sizes were not adjusted in recognition of a critical housing shortage in evidence on or about April 1, 1976 (estimate). The multiple use of an existing structure, conversion of units not in previous use (guest houses, garages, etc.) to house population may have resulted in sizeable additions in the number of inhabitants within some planning areas located on the South Coast of Santa Barbara County.

4. Estimated population was calculated by multiplying the numbers of "Developed Units" by their respective Household Size multipliers.

5. Additional Potential Units were calculated by multiplying the area of vacant parcels by the density factor for the appropriate land use designation. No attempt was made to factor in any constraints on development. For the purposes of these tables, the density factor was based on the minimum parcel size allowed for a particular designation, e.g., the minimum parcel size for all lands designated as A-I, with or without a specified minimum parcel size, was five acres.

6. Theoretical Unit Capacities were determined by adding the number of Developed Units to their respective number of Additional Potential Units for each land use designation. This presents an estimate of the maximum unit holding capacity of the land use plans and gives some perspective to the potential growth possible for the various planning areas. Actual developed capacity will be somewhat less than the theoretical unit capacities since not all parcels will necessarily be developed to their highest permitted density due to environmental constraints.

Methodology for Calculating Developed and Undeveloped Land

II. Tables 11b through 20b

These numbers show the amount of developed and undeveloped land for each of the land use designations and are divided according to whether they appear in the Urban, Inner-Rural, Rural, or Existing Developed Rural Neighborhood areas. The acreages for land use designations with potential for residential development were adjusted to exclude public and private schools, public lands, religious institutions and lots larger in size than the minimum designated for residential use, but not large enough to be divided. For example, a 1.8 acre lot with an existing house in a one or more acre per unit category was calculated as having the potential for only one unit.

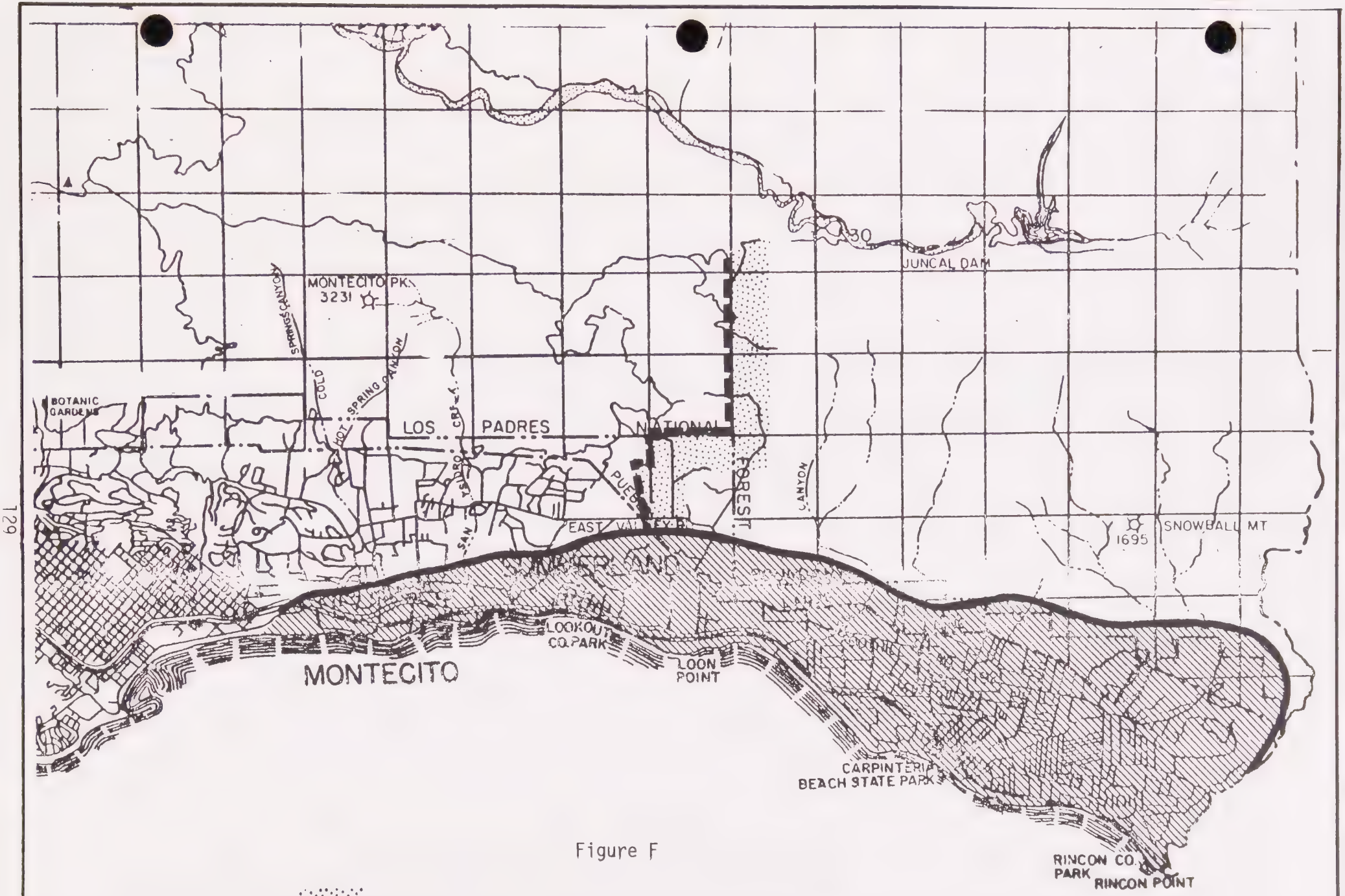


Figure F

Carpinteria · Summerland Area

TABLE 11a: CARPINTERIA-SUMMERLAND AREA RESIDENTIAL LAND USE DISTRIBUTION
(Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
A-I	1	2.8	2	49	50
Ranchette	8	2.8	22	51	59
3+ acres/unit	37	2.8	103	40	77
1+ acres/unit	63	2.6	163	207	270
RURAL AREA					
MA	1	2.8	2	253	254
A-II/I	15	2.8	42	448	463
TOTAL	125		334	1048	1173

Table 11b

CARPINTERIA-SUMMERLAND AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LAND
(Federal Lands, Incorporated Cities, and Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A-I	6.3	245					47.4	1620
A-II	239	4960						
MA	61	10120						
Recreation/Open Space	21						46.4	
RESIDENTIAL								
Ranchettes	40	255						
3+ acres/unit	112.9	120						
1+ acres/unit	63	207						
COMMUNITY FACILITIES								
Education	163.6							

NOTE: former pages 132 through 134 deleted 10/92.

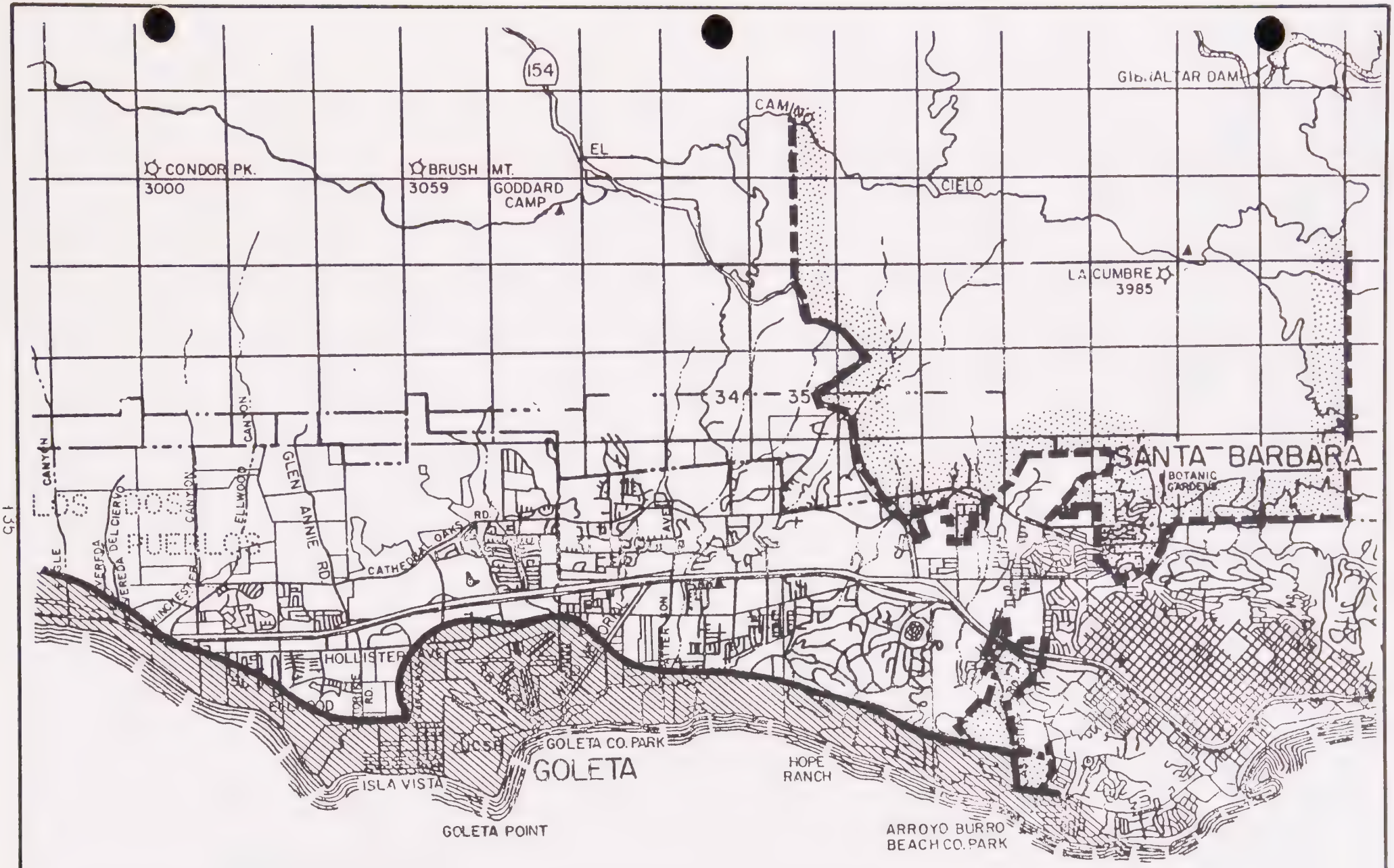


Figure H

Santa Barbara Area

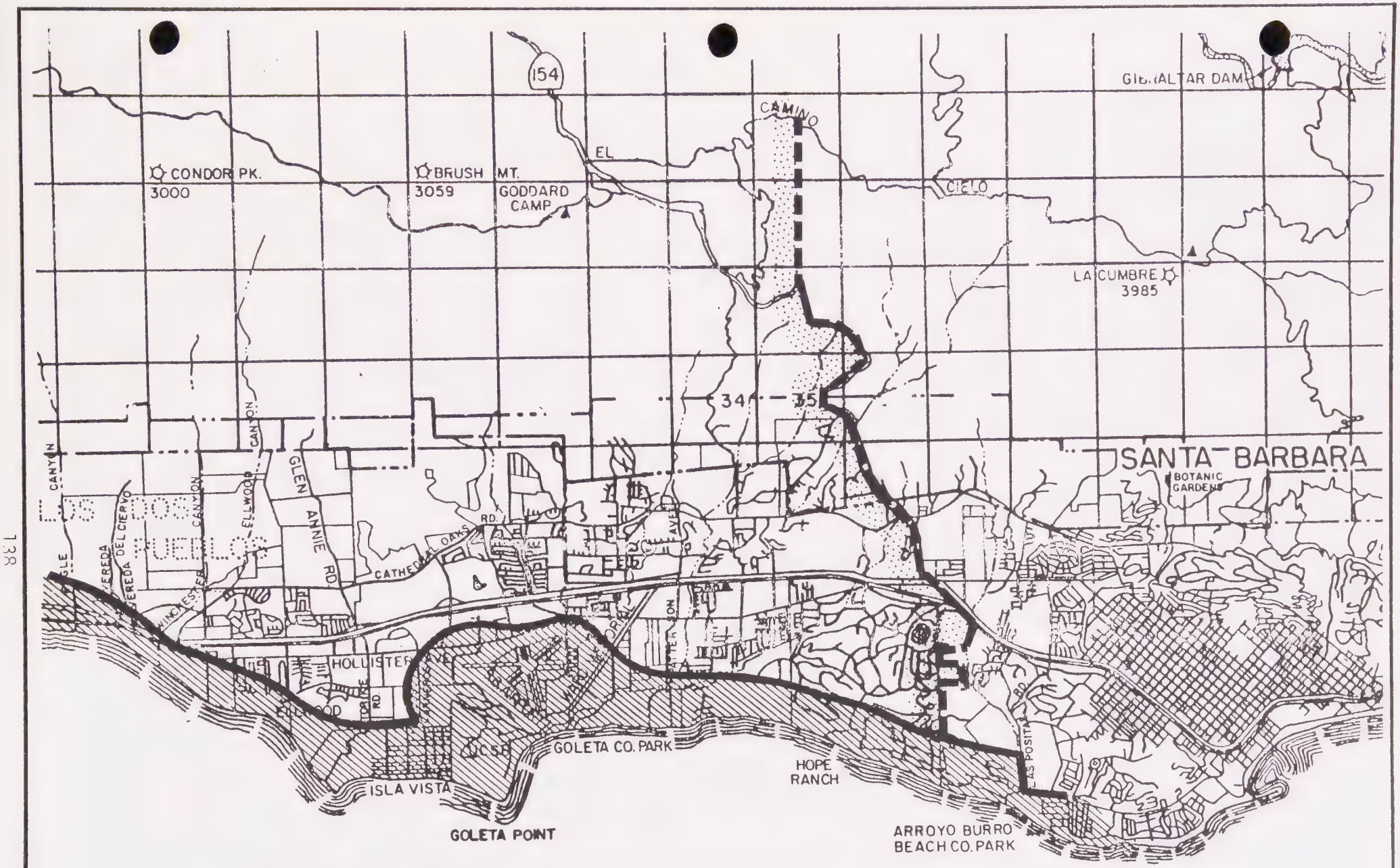
TABLE13a: SANTA BARBARA AREA RESIDENTIAL LAND USE DISTRIBUTION
(Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
Planned Development	0	2.8	0	75	75
A-I	60	2.8	168	132	192
Ranchette	39	2.8	109	48	87
1+ acres/unit	255	2.8	714	121	376
1.8 units/acre	221	2.6	574	18	239
3.3 units/acre	148	2.6	384	61	209
4.6 units/acre	1017	2.6	2644	781	1798
12.3 units/acre	123	2.0	246	0	123
RURAL AREA					
MA	3	2.8	8	124	127
A-II	3	2.8	8	71	74
TOTAL	1869		4855	1431	3300

Table 13b

SANTA BARBARA AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LAND
(Federal Lands, Incorporated Cities, and Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A-I	479	482.8						
A-II	135	2840						
MA	135	4952.5						
Recreation/ Open Space	171.9							
Other Open lands	63.4						2133.7	
RESIDENTIAL								
Planned Development		373.6						
Ranchettes	197.5	240						
1+ acres/unit	287.5	121						
1.8 units/acre	123.2	10						
3.3 units/acre	44.9	18.5						
4.6 units/acre	221.2	169.8						
12.3 units/acre	24.8							
COMMUNITY FACILITIES								
Education	19.3						18.4	
Government/Institution	0.7							
Public Utility	1.0							
COMMERCIAL								
Neighborhood Commercial	3.0							



Goleta Area

Figure I

TABLE 14a: GOLETA AREA RESIDENTIAL LAND USE DISTRIBUTION
(Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
A-I	16	3.0	48	65	81
3+ acres/unit	22	3.0	66	9	31
1+ acres/unit	987	3.0	2961	1217	2204
1.8 units/acre	262	3.4	890	62	324
3.3 units/acre	2792	3.4	9492	562	3354
4.6 units/acre	6290	3.4	21386	477	6767
12.3 units/acre	3712	2.6	9651	5251	8963
20.0 units/acre	701	2.0	1402	913	1614
30.0 units/acre	2697	2.0	5394	0	2697
RURAL AREA					
MA	15	3.0	45	254	269
A-II/I/A	114	3.0	342	274	388
Ranchette	57	3.0	171	97	154
1+ acres/unit	153	3.0	459	153	306
1.8 units/acre	33	3.4	112	10	43
TOTAL	17851		52419	9344	27195

0234R

Table 14b

GOLETA AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LANDS
(Federal Lands and Coastal ZOne Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A					13.5	20.0		
A-I	80.4	325					130.3	735
A-II					3510.1	5000		
MA					662.9	10160		
Recreation/ Open Space	687.2						7.5	
RESIDENTIAL								
Ranchette							285.2	485
3+ acres/unit	76.1	18						
1+ acres/unit	987.5	1217					153	153
1.8 units/acre	146	34.4					18.5	5.6
3.3 units/acre	846.1	170.3						
4.6 units/acre	1367.4	103.7						
12.3 units/acre	301.8	426.9						
20.0 units/acre	35.1	45.6						
30 units/acre	89.8							
COMMUNITY FACILITIES								
Education	247.8							
Government/ Institutional	339.2						1.8	
Public Utility	36.2							
Civic Center	9.8							
Cemetery	13.2							142.2

Table 14b (Con't)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
COMMERCIAL								
General Commercial	157.9							
Neighborhood Commercial	72.6	5					1	
Highway Commercial	15.5	6.3						
Office and Professional	38	78.4						
INDUSTRIAL								
Industrial Park	292.1	328.8						
Light Industry	23.3	2.0						
General Industry	44.8	16						

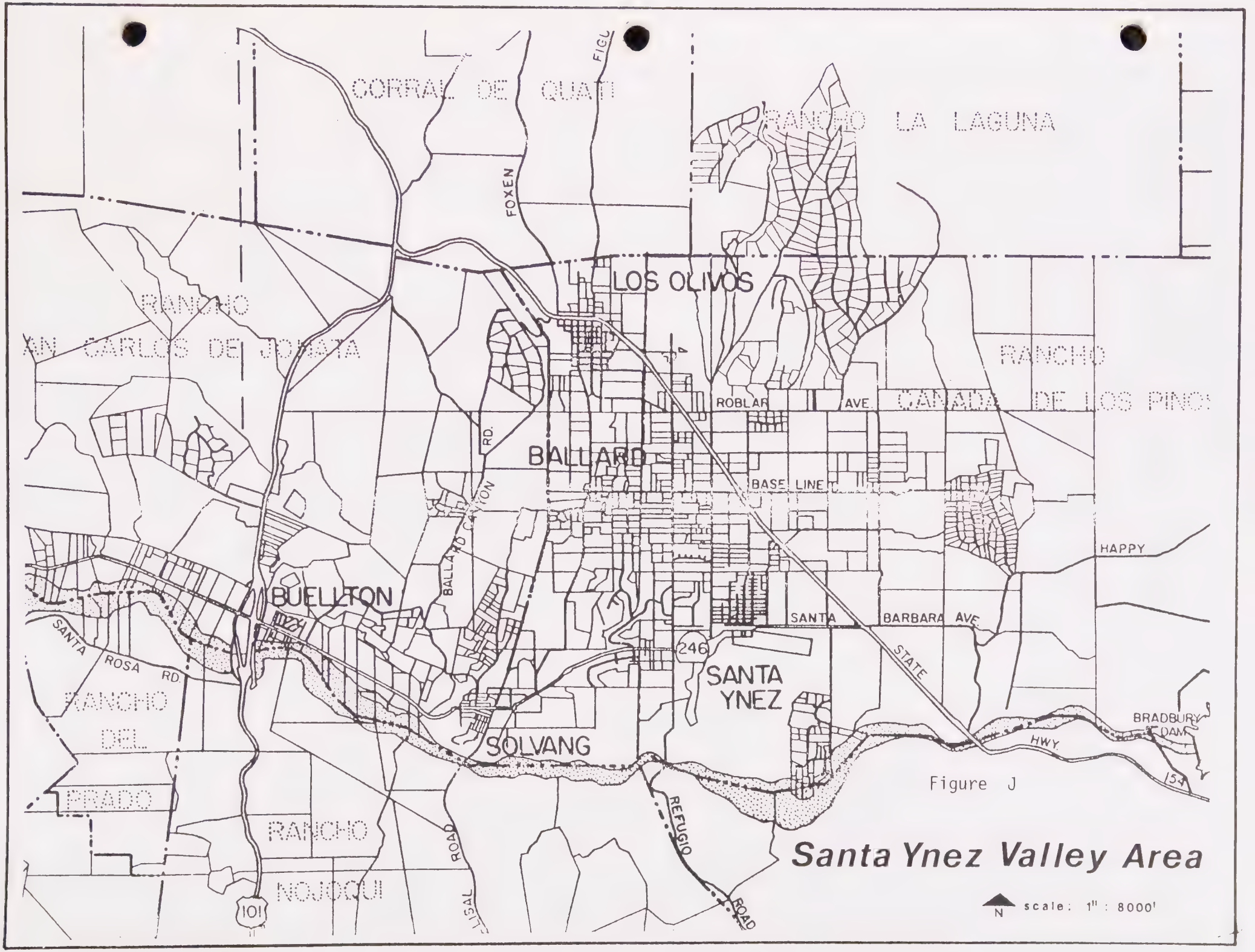

CORRAL DE QUATI
FIGL
RANCHO LA LAGUNA
FOXEN
LOS OLIVOS
RANCHO
SAN CARLOS DEL JONATA
RANCHO
CANADA DE LOS PINOS
ROBLAR AVE
RD.
BALLARD
BASE LINE
BALLARD CANYON
HAPPY
BUELLTON
SANTA BARBARA AVE
246
SANTA YNEZ
STATE
SANTA ROSA RD.
RANCHO DEL
SOLVANG
BRADBURY DAM
HWY
154
PRADO
RANCHO
REFUGIO ROAD
NOJOQUI
101
ELISAL ROAD
Figure J
Santa Ynez Valley Area
N
scale: 1" : 8000'

TABLE15a: SANTA YNEZ VALLEY AREA RESIDENTIAL LAND USE DISTRIBUTION

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
A-I	28	2.7	75	49	77
3+ acres/unit	10	2.9	29	3	13
1+ acres/unit	840	2.9	2436	552	1362
1.8 units/acre	347	2.9	1006	437	784
3.3 units/acre	776	2.9	2250	941	1717
4.6 units/acre	1059	2.7	2859	344	1403
12.3 units/acre	73	2.1	153	120	193
20.0 units/acre	667	1.6	1067	1058	391
INNER-RURAL AREA					
A-I	7242	2.7	1954	1300	2024
RURAL AREA					
A-I/II	355	2.7	958	293	648
1+ acres/unit	18	2.9	52	27	45
TOTAL	4897		12839	5124	8657

0235R

Table 15b

SANTA YNEZ VALLEY AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LANDS
(Federal Lands Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A-I	132	224	*	*	*	*	*	*
A-II			*	*	*	*	*	*
Recreation/ Open Space	219							
Other Open Lands		15.4						
RESIDENTIAL								
3+ acres/unit	31.3	9.0						
1+ acres/unit	810.1	552.4					20.7	27.7
1.8 units/acre	192.5	243.3						
3.3 units/acre	220.2	300.2						
4.6 units/acre	223.8	71.2						
12.3 units/acre	6.0	14.6						
20.0 units/acre	33.1	19.8						
COMMUNITY FACILITIES								
Education	81.9		45					
Government/Institution	138							
Public Utility	10							
Cemetery	14							

* Data not available.

Table 15b (Con't)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
COMMERCIAL								
General Commercial	158.5	137.2						
Neighborhood COmmercial	24	1.5	4.0					
Highway Commercial	29.6	33.9					1	6.9
Office and Professional	7	10.2						
INDUSTRIAL								
Industrial Park		12						
Light Industry	10	6.5						
General Industry	35	113.1						

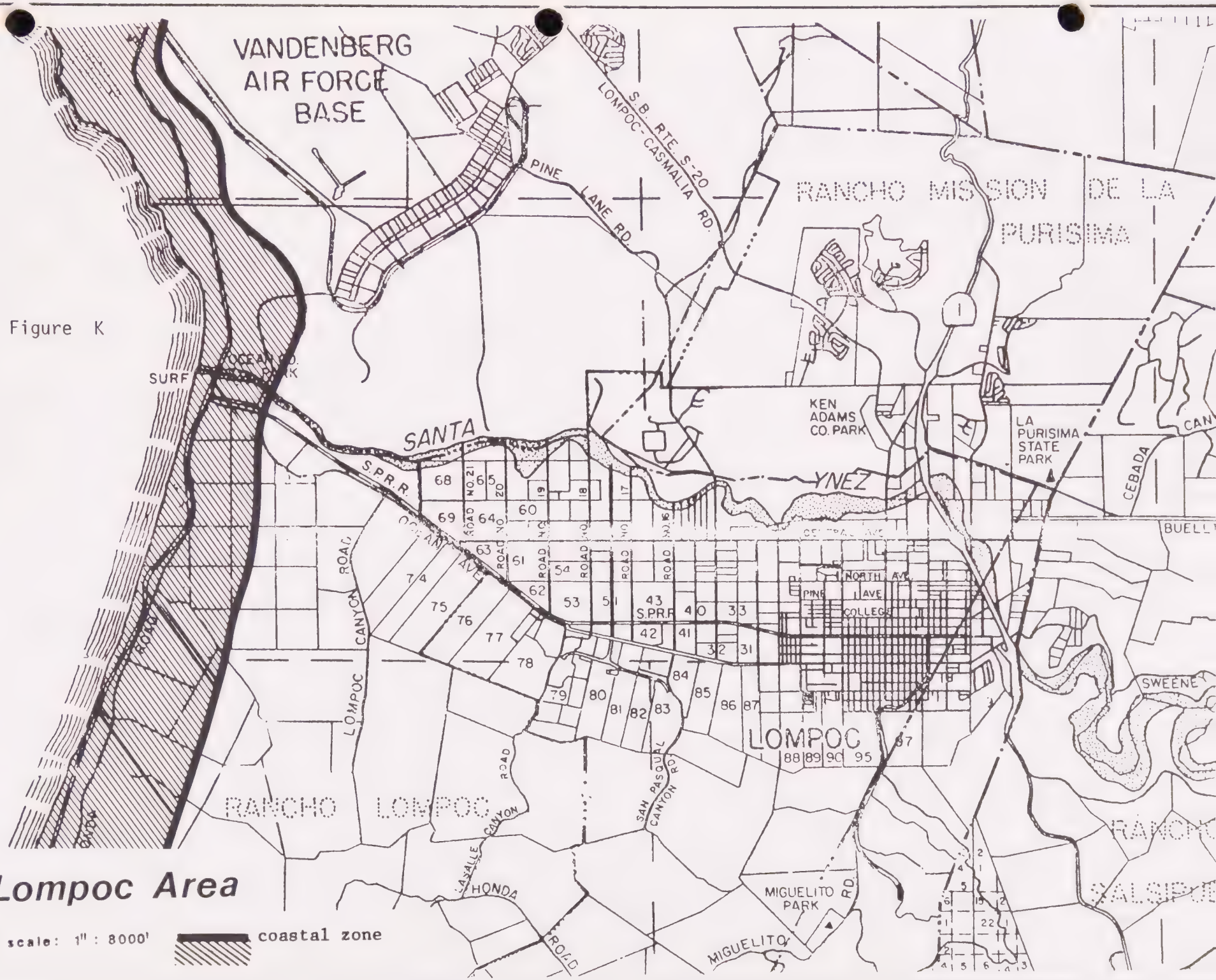

VANDENBERG AIR FORCE BASE
S.B. RTE. S-20
LOMPOC-CASMALIA RD.
PINE LANE RD.
RANCHO MISSION DE LA PURISIMA
KEN ADAMS CO. PARK
LA PURISIMA STATE PARK
CEBADA
SURF
SANTA YNEZ
S.P.R.R.
OCEAN AVE.
NORTH AVE.
PINE AVE.
COLLEGE
LOMPOC
SWEENEY
RANCHO LOMPOC
LOMPOC CANYON ROAD
LA SALLE CANYON ROAD
SAN PASQUAL CANYON RD.
HONDA ROAD
MIGUELITO RD.
MIGUELITO PARK
Lompoc Area
N
scale: 1" : 8000'
coastal zone

Figure K

TABLE 16a: LOMPOC AREA RESIDENTIAL LAND USE DISTRIBUTION
(Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
A-I	1	3.0	3	6	7
Ranchette	8	3.0	24	5	13
3+ acres/unit	5	3.0	15	8	13
1+ acres/unit	81	3.0	243	54	135
1.8 units/acre	288	3.2	921	775	1063
3.3 units/acre	144	3.4	489	20	164
4.6 units/acre	2677	3.4	9101	2586	5263
12.3 units/acre	401	2.0	802	207	608
20.0 units/acre	393	2.0	786	847	1240
RURAL AREA					
A-II	204	3.0	612	414	618
Ranchette	48	3.0	144	258	306
TOTAL	4250		13140	5180	9430

0236R

Table 16b

LOMPOC AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LAND
(Federal Lands, Incorporated Cities and Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A-I	8.4	30					702.8	831.5
A-II					8010	16560		
Recreation/ Open Space	336.2				972.6			
RESIDENTIAL								
Ranchettes	40.6	28.7						
3+ acres/unit	13.5	26.4						
1+ acres/unit	79.6	56.2						
1.8 units/acre	159	436.6						
3.3 units/acre	43.7	6.2						
4.6 units/acre	592.5	551.8						
12.3 units/acre	32.6	16.9						
20.0 units/acre	11.9	50.1						
COMMUNITY FACILITIES								
Education	81.3							
Government/Institution	178.7						4	
Public Utility	1							
COMMERCIAL								
General Commercial	20.6	25.1						
Neighborhood Commercial	3.6	2.7						
Highway Commercial	15.8	69.2						
Office and Professional	1	1						

Table 16b (Con't)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
INDUSTRIAL								
Industrial Park	6	40.7						
General Industry	12.6	4.4						

Santa Maria · Orcutt Area

N scale: 1" : 8000'

Figure L

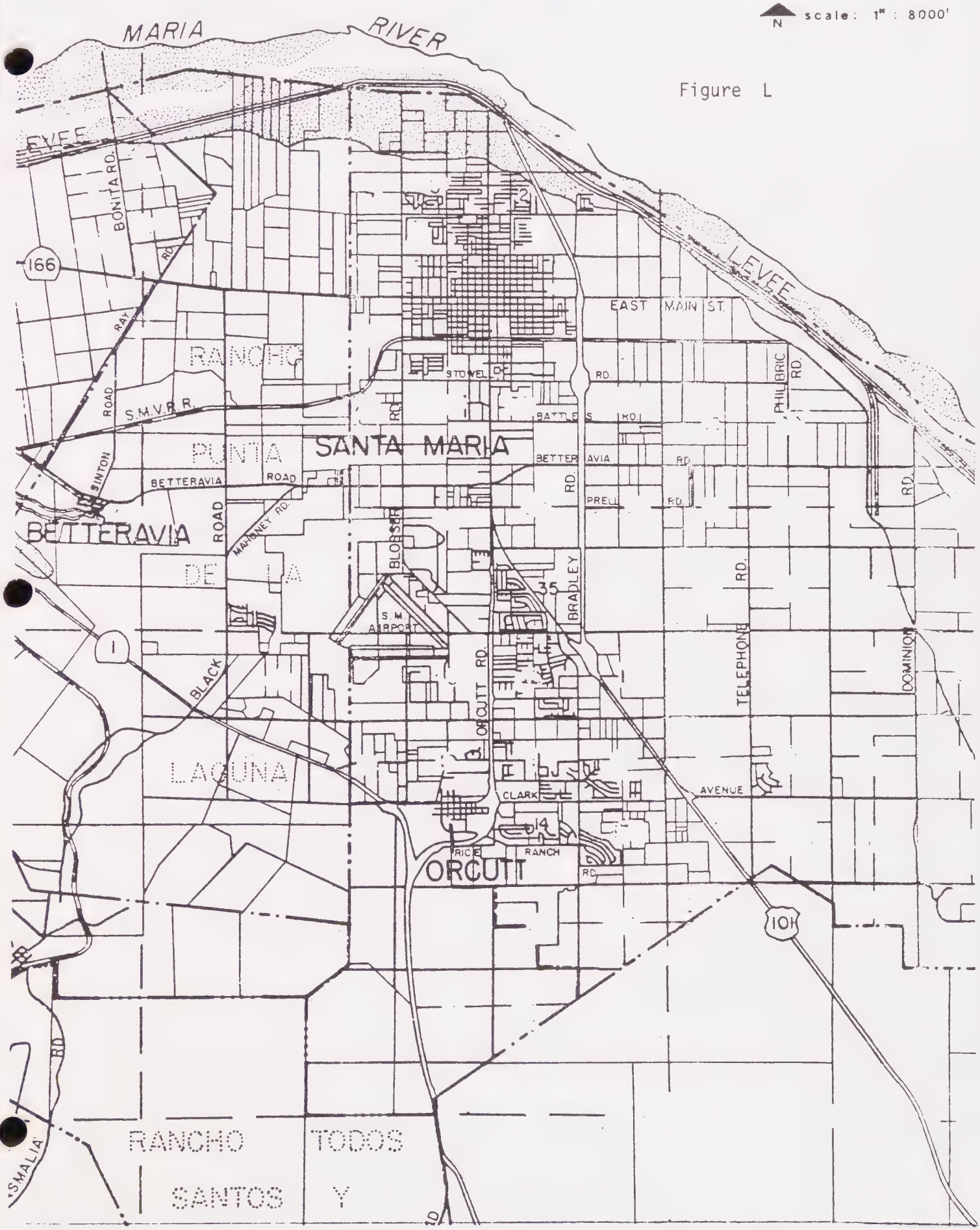


TABLE17a: SANTA MARIA - ORCUTT AREA RESIDENTIAL LAND USE DISTRIBUTION

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
A-I	6	3.1	18	40	46
Ranchette	48	3.1	148	53	101
1+ acres/unit	51	3.1	158	1036	1087
1.8 units/acre	251	3.3	828	394	645
3.3 units/acre	3466	3.5	12131	5770	9236
4.6 units/acre	2294	3.5	8029	623	2917
12.3 units/acre	1187	2.3	2730	1701	2888
20.0 units/acre	29	2.1	60	84	113
30.0 units/acre	39	2.1	81	1761	1800
INNER-RURAL AREA					
A-I	13	3.1	40	343	356
RURAL AREA					
A/A-II	247	3.3	815	876	1123
TOTAL	7631		25038	12681	20312

0237R

Table 17b

SANTA MARIA-ORCUTT AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LAND
(Federal Lands and Incorporated Cities Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A					415	6520		
A-I	35.8	200	66.8	1715				
A-II					8275.2	8960		
Recreation/ Open Space	170.1						151.5	
RESIODENTIAL								
Ranchettes	243	265						
1+ acre/unit	51.7	1036						
1.8 units/acre	139.8	220.8						
3.3 units/acre	1050.3	1875.1						
4.6 units/acre	498.7	139.4						
12.3 units/acre	63.9	206.8						
20 units/acre	1.7	4.9						
30 units/acre	1.3	58.7						
COMMUNITY FACILITIES								
Education	158.3							
Cemetery	1.7							

Table 17b (Con't)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
COMMERCIAL								
General Commercial	16.4							
Neighborhood Commercial	32.7	32.2						
Service Commercial	45	132.6						
Highway Commercial	10	36.9					11.1	
Office and Professional	5.5	13.8						
INDUSTRIAL								
Industrial Park	19	167.4						
General Industry	66	456.3						

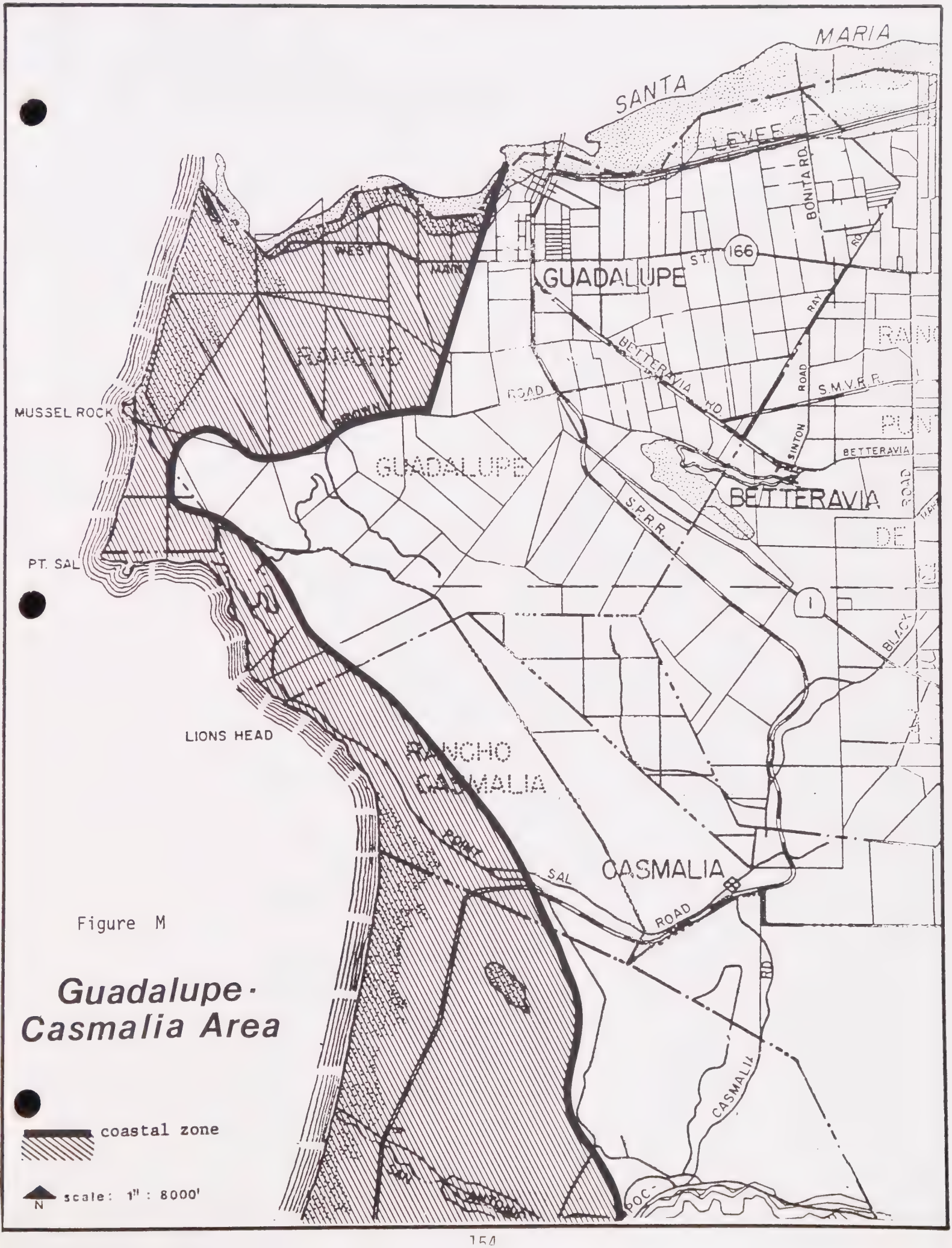


Figure M

Guadalupe-Casmalia Area

TABLE18a : GUADALUPE-CASMALIA AREA RESIDENTIAL LAND USE DISTRIBUTION
(Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
A-I	0	3.0	0	3	3
3.3 units/acre	27	3.4	91	60	87
4.6 units/acre	44	3.4	150	50	94
RURAL AREA					
A-II	95	3.8	361	132	227
TOTAL	166		602	245	411

0238R

Table 18b

GUADALUPE-CASMALIA AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LAND
(Federal Lands, Incorporated Cities and Coastal Zone Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A-I		14.9						
A-II	3833	5280						
RESIDENTIAL								
3.3 units/acre	8.4	18						
4.6 units/acre	9.5	11						
COMMUNITY FACILITIES								
Education	6.5	6			4.9			
COMMERCIAL								
General Commercial	0.3	2.4						
Highway Commercial		2.0						
INDUSTRIAL								
General Industry		14						

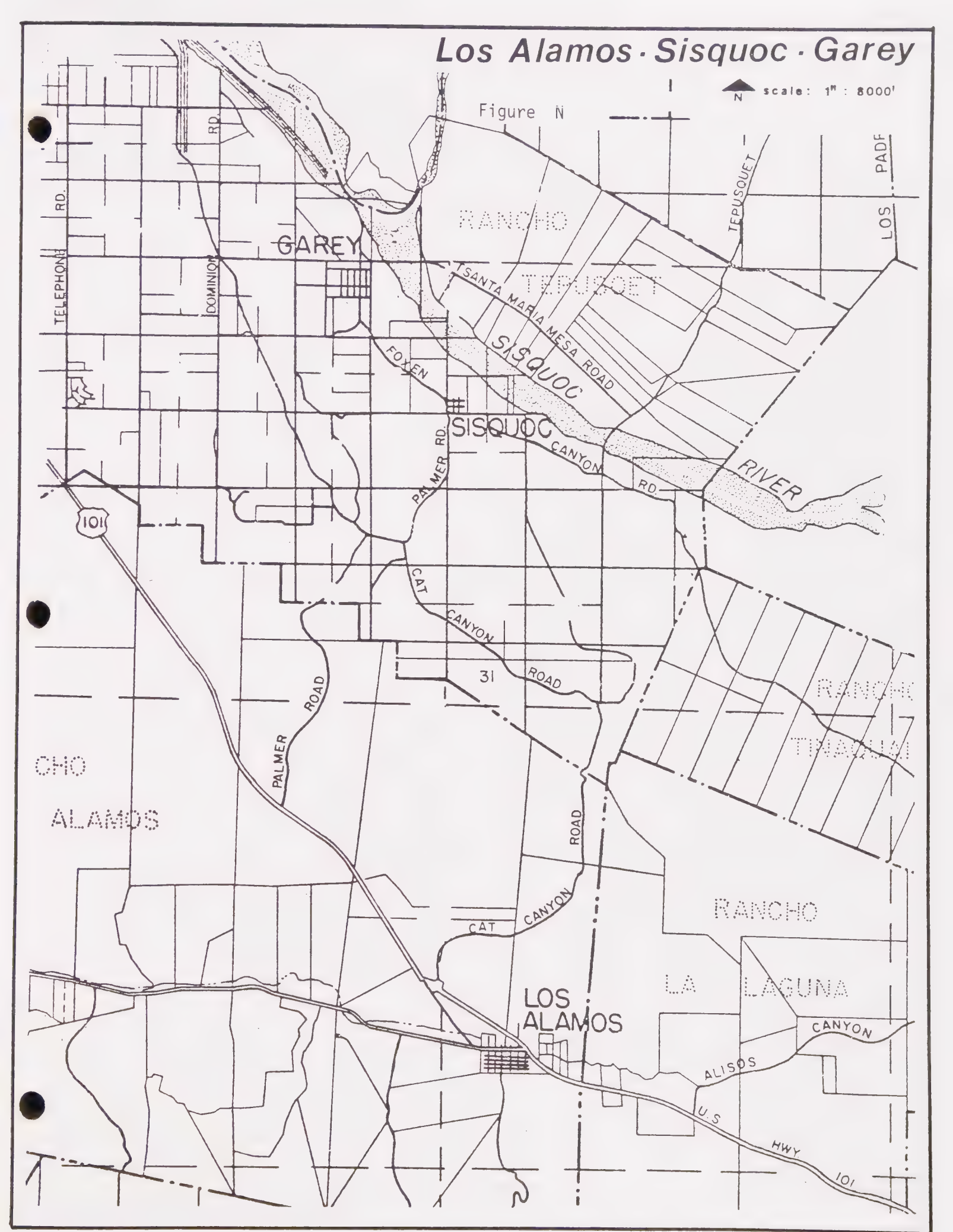

Los Alamos · Sisquoc · Garey
N
scale: 1" : 8000'
Figure N
GAREY
RANCHO TEPUSQUET
TEPUSQUET
LOS PADF
SANTA MARIA MESA ROAD
SISQUOC
FOXEN
SISQUOC
PALMER RD.
CANYON RD.
RIVER
TELEPHONE RD.
DOMINION RD.
101
CAT CANYON
31
ROAD
PALMER ROAD
CHO
ALAMOS
ROAD
RANCHO
LA LAGUNA
CANYON
CAT CANYON
LOS ALAMOS
ALISOS
U.S HWY 101

TABLE 19a: LOS ALAMOS-GAREY-SISQUOC AREA RESIDENTIAL LAND USE DISTRIBUTION

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
Ranchettes	9	3.0	27	11	20
1+ Acres/Unit	11	3.0	33	24	35
1.8 Units/Acre	1	3.0	3	13	14
3.3 Units/Acre	8	3.0	24	123	131
4.6 Units/Acre	134	3.0	402	517	651
12.3 Units/Acre	98	2.4	235	166	264
RURAL AREA					
A-I/II	75	3.2	239	39	114
TOTAL	336		963	893	1229

0215

Table 19b

LOS ALAMOS-GAREY-SISQUOC AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LAND

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A-I							22.7	60
A-II					2854.3	1080		
Recreation/Open Space	55.1							
RESIDENTIAL								
Ranchette	49.9	55						
1+ acres/unit	11.1	24						
1.8 units/acre	.6	7.6						
3.3 units/acre	2.5	37.3						
4.6 units/acre	29.2	112.4						
12.3 units/acre	8	13.5						
COMMUNITY FACILITIES								
Education	23.3							
Government/Institution	6							
Cemetery	5							
COMMERCIAL								
General Commercial	19	19.1						
Neighborhood Commercial	0.3							
Highway Commercial	19	13.4						
INDUSTRIAL								
Industrial Park		14						
Light Industry	3.1							

Cuyama Valley

N scale: 1" : 8000'

Figure 0

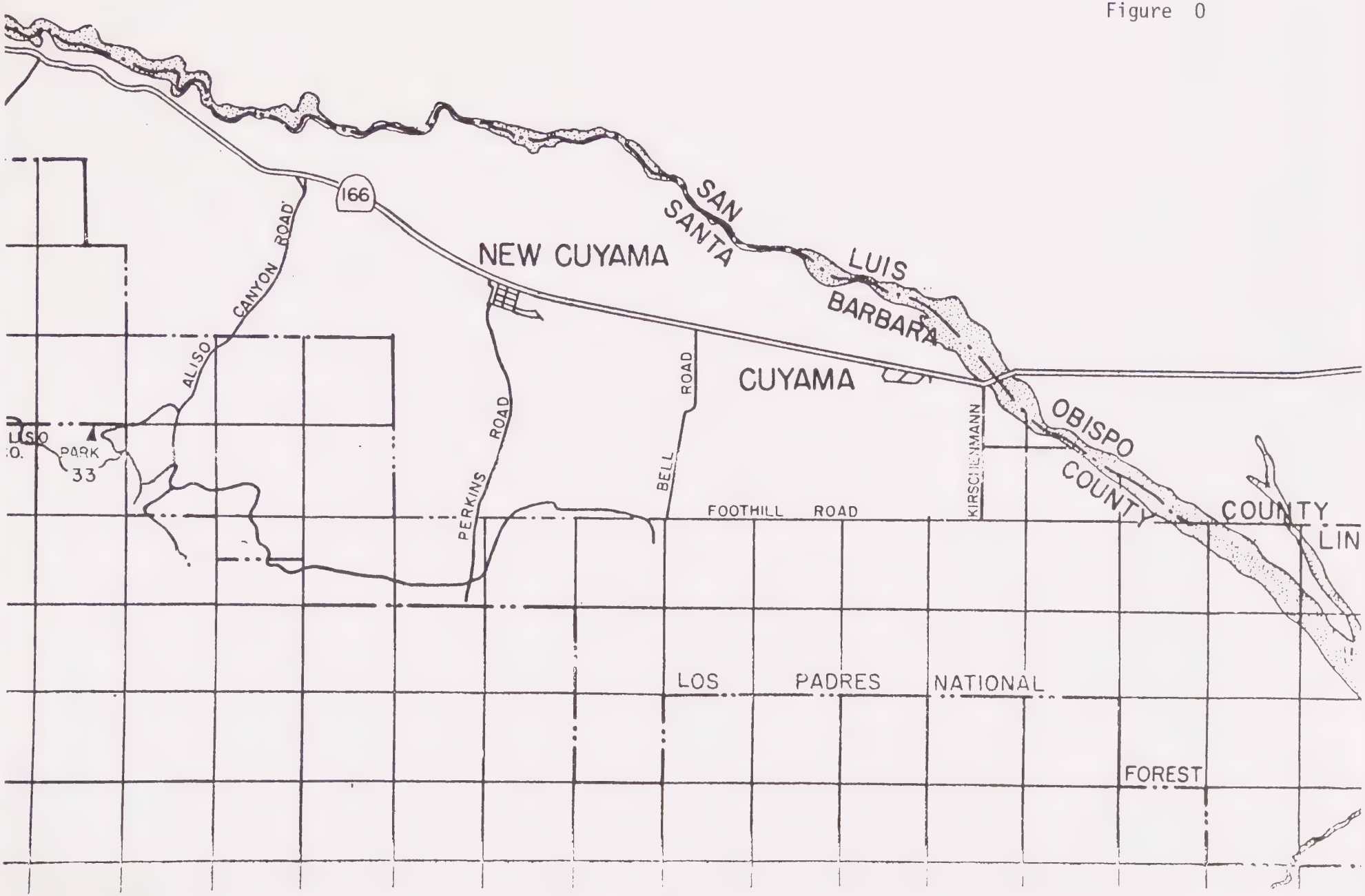


TABLE 20a: CUYAMA VALLEY AREA RESIDENTIAL LAND USE DISTRIBUTION

COMPREHENSIVE PLAN CATEGORY	DWELLING UNITS AND POPULATION				
	Developed Units	Household Size	Estimated Population	Additional Potential Units	Theoretical Unit Capacity
URBAN AREA					
A-I	0	2.8	0	12	12
4.6 units/acre	347	3.0	1041	28	375
12.3 units/acre	17	2.2	37	536	553
RURAL AREA					
A-II	3	2.8	8	76	79
TOTAL	357		1086	652	1019

0214R

Table 20b

CUYAMA VALLEY AREA ACREAGES OF DEVELOPED AND UNDEVELOPED LAND
(Federal Lands Excluded)

COMPREHENSIVE PLAN CATEGORY	URBAN		INNER-RURAL		RURAL		NEIGHBORHOOD	
	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.	Dev.	Undev.
OPEN LANDS								
A-I		63.1						
A-II						59,554		
Recreation/ Open Space	15.5							
RESIDENTIAL								
4.6 units/acre	75.5	6.1						
12.3 units/acre	1.4	43.6						
COMMUNITY FACILITIES								
Education	62.7							
Government/Institution	4							
Public Utility	2.1							
COMMERCIAL								
General Commercial	3	11.3						
INDUSTRIAL								
Industrial Park	25	39.5						
Light Industry		5.8						

Land Use Definitions

OPEN LAND USES

AGRICULTURE

The purpose of an agricultural designation is to preserve agricultural land for the cultivation of crops and the raising of animals. For the purposes of this Element, agriculture shall be defined as the production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, the preparation for marketing of products in their natural form when grown on the premises, and the sale of products which are accessory and customarily incidental to the marketing of products in their natural form which have been grown on the premises. Lands eligible for this designation include, but are not limited to, lands with prime soils, prime agricultural land*, grazing land, land in existing agricultural use, land with agricultural potential, and lands under Williamson Act contracts.

---

* Prime agricultural land (Cal. Government Code § 51201(c)) means:

1. All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.

2. Land which qualifies for rating 80 through 100 in the Storie Index Rating.

3. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.

4. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than $200 per acre.

5. Land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than $200 per acre for three of the five previous years.

Plant crops include food and fiber crops, orchards and vineyards, field crops, and crops grown in nurseries, and greenhouses. Animal raising includes raising and keeping of horses, grazing, and stock raising activities. In addition to such uses, agricultural lands may be utilized for a limited number of other uses, including related or incidental residential uses; and the preparation for marketing of products as allowed under the appropriate zoning districts. Public works, public service, public utility and oil drilling uses which are found to be compatible with agriculture may also be permitted.

Agricultural Commercial (AC) (40-320 or more acre minimum parcel size)

This category is for commercially farmed, privately owned land located within either Rural, Inner-Rural, Existing Developed Rural Neighborhoods or Urban Areas which meets the following criteria:

1. The land is subject to a Williamson Act Contract, including contracts that have been non-renewed or,

2. Parcels forty (40) acres or greater, whether or not currently being used for agricultural purposes, but otherwise eligible for Williamson Act Contract may be included if they meet requirements of Uniform Rule No. 6.

This category includes compatible land uses and land uses that are necessary and a part of the agricultural operations. All types of crops and livestock are included. Both "prime" and "non-prime" soils (as defined in the Williamson Act and the County's Uniform Rule No. 6) and irrigated and non-irrigated lands are included. Parcels which are smaller than forty (40) acres in size at the time of adoption of this Element may be eligible for the AC designation if they are "prime" or "super-prime" as defined by the County Uniform Rules and are eligible for agricultural preserve status. (81-GP-3)

Agriculture I (5 or more acres minimum parcel size)

This designation applies to acreages of prime and non-prime farm lands and agricultural uses which are located within Urban, Inner Rural, and Rural Neighborhood areas.

Agriculture II (40 or more acres minimum parcel size)

This designation applies to acreages of farm lands and agricultural uses located outside Urban, Inner Rural and Rural Neighborhood areas. General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.

MA - Mountainous Areas

The purpose of this designation is to delineate land having an average slope in excess of 40 percent and isolated table land surrounded by slopes exceeding 40 percent. Such lands may include the steeper foothills of the County, as well as mountain lands within the Los Padres National Forest boundary. This land shall be kept free of intensive development to reserve it for such uses as watershed, scenic enjoyment, wildlife habitat, grazing, orchards, and vineyards.

Mountainous Area (MA-40) (40 acre minimum parcel size)

The purpose of this designation is to delineate land that has an average slope in excess of 40 percent as well as isolated table land and valleys surrounded by slopes exceeding 40 percent. Generally, fire hazard is extreme, and public road access and availability of public services to these lands is minimal. Such lands often border land having higher density uses on at least one side, and may include the steeper foothills of the County and mountain land within the Los Padres National Forest boundaries. These areas shall be kept free of intensive development to reserve them for such uses as watershed, scenic enjoyment, wildlife habitat, grazing, orchards and vineyards. In addition, certain low-intensity residential uses at a density of not greater than one dwelling unit per 40 acres are permitted, provided they are consistent with applicable policies of the Comprehensive Plan.

Mountainous Area (MA-100) (100 - 320 acres minimum parcel size)

The purpose of this land use category is to designate more remote land that has an average slope in excess of 40 percent as well as isolated table land and valleys surrounded by slopes exceeding 40 percent. Generally, fire hazard is extreme, and public road access

and availability of public services to these lands is minimal. Such lands usually are at higher elevations than lands designated MA-40, and often border lands having medium- to low-intensity residential and agricultural uses. Such lands include the steep mountain lands within the Los Padres National Forest boundaries. These areas shall be kept free of development to reserve them for such uses as watershed, scenic enjoyment, wildlife habitat, grazing, orchards, and vineyards. In addition, certain low-density residential uses at a density of not greater than one dwelling unit per 100 acres are permitted provided they are consistent with applicable policies of the Comprehensive Plan.

PARK AND RECREATION AREAS

Existing Public or Private Recreation and/or Open Space

The purpose of this designation is to provide opportunities for various forms of outdoor recreation, of a public or private nature, which require access to open spaces and natural settings for their realization. These open space recreational uses include, but are not limited to, the following: public parks containing facilities for picnicking, camping, riding, hiking, walking, biking, on a day or longer use basis; flood control easements providing access to and along stream channels and other drainage areas; and golf courses. Structures or other facilities shall be limited to those required to support the recreational activities. These may include parking areas, corrals and stabling areas, picnic and camping areas, trails, water and sanitary facilities, safety and first aid stations, ranger stations, and limited concession facilities. Other recreational structures and facilities of a more intensive nature, such as swimming and tennis clubs, may be permitted. More intense commercial recreational development shall be limited to areas classified as commercial. For example, fairgrounds, amusement parks, and large indoor recreational complexes shall be classified as commercial uses.

Proposed Public or Private Park/Recreational Facility Overlay

This designation identifies by an overlay those lands suitable for future inclusions within the recreational designation defined above. These lands include the following: lands selected by the County Park Department from those sites designated as having the

highest suitability for recreational use; areas designated by advisory committees; shoreline areas designated within the County coastal zone; and additional access along creeks and drainage ways.

OTHER OPEN LANDS (100-320 acres minimum parcel size)

These areas are lands subject to environmental constraints on development, have no agricultural potential or have outstanding resource value. These include some lands shown on the ERME Factors maps of the Environmental Resources Management Element. One residence per 100 acres is permitted in this category. Within the coastal zone, the Other Open Lands designation has been reserved for specific areas that have extensive or outstanding natural resource values. Some examples include the Carpinteria Slough, Devereaux Dunes, Guadalupe Dunes, and Point Sal.

RESIDENTIAL LAND USES

Density is the primary parameter within which residential land uses are defined. Density is used to describe the number of dwelling units permitted on an acre of land or, in later translation into zoning, the number of dwelling units permitted on a lot of a given size. Within Urban areas, residential uses permitted may include child day care, fraternities, sororities, dormitories, boarding and lodging houses, in addition to single- and multiple-family dwelling units. Special care homes may be permitted with a conditional use permit as specified in the County Zoning Ordinance. The following two designations merit special attention.

Residential Ranchette (5 - 20 acres minimum parcel size)

The designation, Residential Ranchette, is intended for use within Urban, Existing Developed Rural Neighborhoods, Inner-Rural and coastal zone areas. These are areas adjacent to the more intensive urban uses. While the use of such parcels is residential, the intent of the designation is to preserve the character of an area and to minimize the services required by smaller lot development. The Residential Ranchette designation permits all forms of cultivated agriculture, grazing, and related activities which would be allowed under an Agriculture I designation (e.g., intensive commercial animal husbandry would not be permitted).

Residential Designations/Densities

Residential Ranchette:	One unit/5 acres to one unit/20 acres
Residential:	One unit per 3 or more acres
	1.0 unit per acre
	1.8 units per acre
	3.3 " " "
	4.6 " " "
	8.0 " " "
	12.3 " " "
	20.0 " " "
	30.0 " " "

NOTE: There exist limited cases where the strict application of certain of these maximum residential densities to an individual property zoned in an otherwise compatible R-1 (Single Family Residential) district would preclude a reasonable division of the property as otherwise permitted by such zoning. Therefore, it is hereby explicitly stated that the following residential densities and R-1 zone districts are consistent at the parcel level:

Maximum Residential Density	Consistent R-1 Zone District
1.8 Units per Acre	20-R-1
3.3 " " "	15-R-1
3.3 " " "	12-R-1
3.3 " " "	10-R-1
4.6 " " "	8-R-1
4.6 " " "	7-R-1

In any case where a parcel is subject to any of these specific combinations of maximum residential density and R-1 zoning, a land division which meets the minimum net lot area requirements of the zoning may be deemed consistent with the applicable density by the Planning Commission and/or Board of Supervisors, notwithstanding the fact that a strict mathematic application of such density to the original parcel would not permit the land division; provided, however, that only one additional lot may be permitted over the number otherwise allowed by a strict mathematic application of the maximum residential density to the original parcel.

Semi-Rural Residential

The purpose of this designation is to provide for residential development that will preserve the semi-rural character of the Montecito Planning Area. The Semi-Rural Residential designation is characterized by narrow winding roads; predominantly low density residential development; limited commercial, resort/visitor-serving uses and infrastructure development; a lack of sidewalks and traffic lights; and a diversity of housing, architecture, landscaping and property sizes. The intent is to allow only development which will minimize additional depletion of constrained resources, services, and infrastructure.

The density factor shown below describes the maximum number of primary dwelling units that may be permitted if the County determines that resources, services, and infrastructure are adequate to support ultimate buildout.

DESIGNATION	DENSITY (units/acre)	MINIMUM PARCEL SIZE
SRR-0.1	0.1	10 acre
SRR-0.2	0.2	5 acre
SRR-0.33	$0.3\overline{3}$	3 acre
SRR-0.5	0.5	2 acre
SRR-1.0	1.0	1 acre
SRR-1.8	1.8	20,000 sq. ft.
SRR-3.3	3.3	15,000 sq. ft.
SRR-4.6	4.6	7,000 sq. ft.
SRR-12.3	12.3	7,000 sq. ft.

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amended/merged into p. 168-a)

Planned Development

The Planned Development designation is intended for large areas within urban boundaries which are appropriate for residential development but need to be planned as a unit because of site constraints such as topographic, geologic or flood hazards or because of significant resource values including archaeological sites or environmentally sensitive habitats. The purpose of the PD designation is to avoid piecemeal development of such areas by requiring coordinated, long-range planning. The PD designation also allows for the flexibility needed in the siting, design, and mix of housing types to provide for safe and attractive development that meets the needs of the community, while protecting resources and providing other public benefits (e.g., avoidance of development in hazardous areas, adequate provision of public services, preservation of open space).

COMMUNITY FACILITIES

Educational Facilities (Public or Private) - Include all existing schools from elementary through college level.

Institution/Government is for all major public and quasi-public land uses not included in the categories already defined, such as military installations, state office buildings, county hospitals.

Public Utility - An area designated for the facilities and service of a public utility or public service entity. Screening, landscaping, and other design requirements may be prescribed by the Zoning Ordinance to ensure compatibility with surrounding land uses.

Civic Center - An area designated for public and quasi-public buildings and services, which may include libraries, public auditoriums, post offices, fire and emergency services, and other public uses.

Cemetery - This category shows existing and proposed cemeteries and lands currently designated for their expansion.

Coastal-Related Industry

The intent of this designation is to recognize that, although certain industrial uses are directly dependent on coastal-dependent development or uses, they themselves do not strictly qualify as coastal-dependent uses. Examples include those industrial and energy facilities which support coastal-dependent uses such as offshore oil platforms, but do not require a site on or adjacent to the sea to be able to function at all. Determination of what types of uses qualify as coastal-related industry rather than coastal-dependent industry must be made case-by-case since several project-specific or geographic-specific variables may influence such determination. (90-GP-10)

Industrial Park

This category is not limited to a specific list of uses. It is any industrial use which is housed in well-designed buildings set in attractively landscaped grounds. This is industry in a park-like atmosphere. The uses permitted under and consistent with the Industrial Park symbol may include commercial, as specified in the Santa Barbara County Zoning Ordinance.

Light Industry

Includes industrial plants and warehouses without nuisance features but not necessarily in an industrial park.

General Industry

All industrial uses.

General Commercial (C) - This designation has been used to denote areas suitable for many types of commercial activities. Central business district areas, district centers, service commercial, neighborhood centers, and design commercial are all contained under this designation. Permitted uses in the General Commercial designation range from convenience activities, which serve such day-to-day needs as food, drugs, gasoline, and other incidentals, to wholesale facilities which support agricultural, construction, and transportation activities.

Neighborhood Commercial (N) - Neighborhood Commercial is located within the neighborhood and serves such day-to-day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. They usually require 5,000-10,000 people, or from 1,700-3,300 dwelling units in the neighborhood for support.

Service Commercial (S) - This designation is used to denote areas suitable for a limited range of commercial activities of a service commercial nature, including wholesale business facilities, agriculture, construction, transportation and other service facilities, commercial distribution businesses, and warehouse and storage facilities. Ancillary offices and retail sales serving any of the above described uses are permitted on-site when subordinate to the principal service commercial activity.

Highway Commercial (H) - When shown in small centers along highways and freeways, this designation permits only those uses which serve the highway traveler such as hotels, motels, restaurants, garages, and service stations. Additionally, overnight recreation-vehicle facilities may be permitted subject to a conditional use permit.

Resort/Visitor Serving Commercial (V) - The intent of this designation is to cater to the needs of visitors to recreational areas. Visitor serving commercial uses will normally be found adjacent to important recreational resource areas, at special points of interest, or in special neighborhoods or communities. The intensity of the commercial development shall be subordinate

to the character of the recreational setting. Uses shall include, but not be limited to, the following: resort hotels, motels, restaurants, country clubs, guest ranches, riding stables, and beach clubs. Uses, buildings, and structures customarily incidental and accessory to such recreational facilities, including commercial uses and services, are also permitted. Uses not permitted under this designation include other retail services, unrelated office and professional services, highway related services for transients normally found at major highway interchanges or highway exits.

Office and Professional (P) - This category was developed to specifically relate to the PI, Professional Institutional Zone, of the County Zoning Ordinance. Permitted uses are offices, hospitals, schools, churches, etc., as specified in the Santa Barbara County Zoning Ordinance.

OVERLAY DESIGNATIONS

The purpose of the overlay designation is to indicate locations where the presence of hazards or special resources place constraints on development. These overlay designations carry performance standards which are included in the land use plan text.

Environmentally Sensitive Habitat Areas - This designation applies to sensitive ecological communities or significant natural habitats.

Scenic/Buffer Areas - Scenic areas are so designated because of the picturesque view or landscape afforded by their natural setting. Buffers are areas that are utilized to mitigate the effects of changes in appearance resulting between land areas being put to different uses. Along streams and creeks, they are shown within the floodway areas as a designated width of land adjacent to the stream which is necessary to protect biological productivity, water quality, and hydrological characteristics of the stream. A buffer strip is measured horizontally from the banks or higher water mark of the stream landward.

Stream: watercourses, including major and minor streams, drainageways and small lakes, ponds and marshy areas through which streams pass. (Coastal wetlands are not included.)

Major Stream: a stream with a drainage area in excess of 500 acres.

Minor Stream: a stream with a drainage area less than 500 acres.

Riparian Vegetation: vegetation normally found along the banks and beds of streams, creeks, and rivers.

Stream Corridor: a stream and its minimum prescribed buffer strip.

OVERLAY DESIGNATIONS (continued)

Airport Clear and Approach Zones - Airport Clear Zones and Airport Approach Zones are located adjacent to the ends of airport runways, and are subject to particular hazards which necessitate special land use restrictions to promote the public safety and preserve navigable airspace. For the purpose of the Land Use Element, the Airport Clear and Approach Zones for any given runway are a continuous horizontal plane surface adjacent to the end of the runway, having the geometric form of an Isosceles trapezoid extending outward from the runway end and bisected by an extension of the runway centerline. These Zones are displayed in outline form on the Land Use Element maps for all runways of the County's airports. The specific dimensions of these Zones shall be consistent with the Santa Barbara County Airport Land Use Plan (ALUP), and shall be specified in the applicable County Zoning Ordinance.

Airport Clear Zones are located immediately adjacent to the ends of airport runways. These Zones experience greater noise and safety hazards than Airport Approach Zones, and therefore are subject to more restrictive land use limitations. These limitations generally shall be consistent with the ALUP although different limitations may be specified if such different limitations are determined by a two-thirds majority of the Board of Supervisors to be consistent with § 21670 of the California Public Utilities Code, and shall be specified in the applicable County Zoning Ordinance.

Airport Approach Zones are extensions of the Airport Clear Zones, and are subject to lesser noise and safety hazards than are Airport Clear Zones. Accordingly, land use limitations within the Approach Zones are less restrictive than within Clear Zones. Such limitations generally shall be consistent with the ALUP although different limitations may be specified if such different limitations are determined by a two-thirds majority of the Board of Supervisors to be consistent with § 21670 of the California Public Utilities Code, and shall be specified in the applicable County Zoning Ordinance.

OVERLAY SYMBOLS

Proposed Public or Private Educational Facilities - Includes all proposed schools from elementary through college level.

Mineral Resource Area - An area of known deposit of metallic and non-metallic resources and mineral fuel. Extraction is permitted in these areas with the required permits and environmental safeguards.

Spa - An area containing a mineral spring designated for recreational use where the central focus of such use is the mineral water.

Special Area Symbol (S) - Designates areas of unique geological, archaeological or historical significance.

Mineral Resource Industry - An area for the processing, with or without extraction, of natural resources excluding petroleum products, but including diatomaceous earth, cinnabar, sand and gravel and other natural resources.

Agricultural Industry - The purpose of this overlay designation is, notwithstanding other provisions of this Plan, to provide for agriculturally related commercial and industrial uses in Rural Areas where appropriate. Development Plans and Conditional Use Permits shall be required pursuant to applicable zoning ordinances.

1. The request for the designation must be accompanied by a Development Plan and Conditional Use Permit, information outlining the reasons why it is necessary to put this overlay in the Rural Area, and must satisfy the following criteria:

a. The use must be directly related to agriculture.

b. Special circumstances require that the project be located within the Rural Area.

c. The placement of the designation will provide particular and specific benefits which will advance the purposes and policies of this Plan.

d. The proposed site is currently designated as "A-II" (Agriculture II) and is located within the Rural Area.

e. The use is not otherwise permitted under the agricultural land use designations of the Land Use Element and Zoning Ordinances.

f. The project site should not include prime soils, or environmentally sensitive areas where development would result in significant adverse impacts.

g. The overlay shall not be applied where it would have a significant adverse impact on adjacent residential areas.

h. The placement of the designation will not represent a significant cumulative loss of agricultural land in the planning area.

The criteria set forth in Number 1 above, do not have to be met with respect to uses on lands designated with the "Agricultural Industry Overlay" prior to the date of the adoption of this Plan.

2. The following uses may be allowed with a Conditional Use Permit and Development Plan as required pursuant to applicable Zoning Ordinances: processing, packaging, treatment, and/or sale of agricultural commodities; transportation facilities required to support agriculture; and fertilizer manufacturing. (81-GP-3)

Page added October 1991

Waste Disposal Facility - An area for the disposal of waste materials.

Petroleum Resource Industry - An area for the processing with or without extraction of petroleum products.

BOUNDARY LINES

Urban Area - An area shown on the land use map within which is permitted the development of residential, commercial, and industrial activity, and their related uses, buildings and structures, including schools, parks, utilities, etc. Mineral extraction (including oil) and related uses are permitted in urban areas outside the coastal zone. Open spaces and recreational activities and related uses are permitted and encouraged throughout the Urban area. Agriculture is permitted and encouraged in the Urban area when it is surrounded by urban uses. When adjacent to a Rural area, agriculture shall be in the Rural area.

The Coastal Zone in Santa Barbara County spans 110 miles of coastline and includes approximately 184 square miles. In addition, the offshore islands of Santa Cruz and Santa Rosa are entirely within coastal jurisdiction. While the coastal zone boundary line generally extends inland only 1000 yards, the Santa Barbara coastal zone extends further inland in several areas because of important habitat, recreational, and agricultural

resources. These areas include the lands surrounding Guadalupe Dunes and Point Conception, and most of Carpinteria Valley. The Coastal Plan (both text and maps) are separate documents from the Santa Barbara County Comprehensive Plan.

Inner-Rural Area - An area shown on the land use map within which development is limited to rural uses such as agriculture and its accessory uses, mineral extraction (including oil) and its accessory uses, recreation (public or private), ranchette development, agricultural parcels, and uses of a public or quasi-public nature. These areas shall be adjacent to designated Urban Areas. The minimum permitted lot size shall be five acres, with the sole exception of any parcel(s) to be owned and used solely by a public agency, consistent with the "Public Facilities" Policies of this Element. Residential development denser than one unit per five acres, commercial, industrial, and other intensive urban uses shall be reserved for Urban Areas and excluded from areas designated Inner-Rural. Agricultural and open space preserves and related uses are to be encouraged. Recreational activities in these areas should be compatible with ranchette and agricultural uses. Existing smaller lot neighborhood developments are permitted within the Inner-Rural area only in designated locations.

Rural Area: An area shown on the land use map within which development is limited to agriculture and related uses, mineral (including oil) extraction and related uses and activities, recreation (public or private), low density residential and related uses and uses of a public or quasi-public nature. The minimum lot size permitted within this area is 40 acres, with the sole exception of any parcel(s) to be owned and used solely by a public agency, consistent with the "Public Facilities" Policies of this Element. Existing smaller lot neighborhood developments are permitted within the Rural Area only in designated locations.

Existing Developed Rural Neighborhood - A neighborhood area that has developed historically with lots smaller than those found in the surrounding Rural or Inner Rural lands. The purpose of the neighborhood boundary is to keep pockets of rural residential development from expanding onto adjacent agricultural lands. Within the Rural Neighborhood boundary, infilling of

parcels at densities specified on the land use plan maps is permitted. NOTE: Areas shown on the County Comprehensive Plan Map (COMP-1, 1" = 8000') as existing neighborhoods in rural areas shall retain existing zoning.

OTHER

STRIPED AREA - (AREAS WHICH PERMIT TWO OR MORE LAND USES)

Areas shown on the land use maps in alternative striped patterns designating two or more land uses may be used for any one or all of these designated uses. But if an area is alternatively striped for park, recreation, or other open space use, a portion of the site should be used for said designated open space use.

OTHER DEFINITIONS

Urbanization or Urban Development shall mean:

a). Any type of commercial or industrial use, excepting only those limited uses which may be permitted within the Rural and Inner-Rural Areas under the Coastal Dependent Industry designation, the "Overlay Symbols" of Mineral Resource Area or Spa, any of the "Overlay Symbols for Rural Areas Only" (Mineral Resource Industry, Agricultural Industry, Waste Disposal Facility, Petroleum Resource Industry), and/or the Conditional Use Permit provisions of the applicable County Zoning Ordinance (which explicitly require a finding of consistency with the Comprehensive Plan);

b). Residential development at a density higher than 0.2 unit per gross acre (one unit per five gross acres);

c). The creation by land division or lot line adjustment of any parcel(s) smaller than five acres in gross area. However, the creation of smaller parcel(s) within the Rural and Inner-Rural Areas shall not be defined as "urbanization" or "urban development" when such parcel(s) are for a public use, consistent with the "Public Facilities" Policies of this Element.

Dwelling Unit - A building or portion thereof designed, occupied, or intended for occupancy as a home, residence, or sleeping place either permanently or temporarily by one or more families and one kitchen provided within the unit. Units within boarding or lodging houses, dormitories and hotels shall not be defined as dwelling units.

Agricultural Improvement - Agricultural activities or structures on agriculturally designated land which are not subject to building, grading, or brush-clearing permits. These activities and structures may be subject to special agricultural building, agricultural grading, or special agricultural brush-clearing permits. (81-GP-3)

Agricultural Development - Any agricultural building, structure, practice, or operation that a) requires a building, grading, or brush clearing permit on land designated for agriculture; b) is located on land which has had no history of cultivation; and/or c) is on land not designated for agriculture. A permit solely for plumbing or electricity shall not constitute a standard building permit. (81-GP-3)

Open and Grazing - Open land generally refers to those areas which are at the present time unsuited for intensive agricultural uses due to poor or unstable soil conditions, steep slopes, subject to flooding, or where there is an absence of an adequate water supply.

Shadow Construction - Pipeline construction, involving two or more separate pipeline projects in the same corridor, is coordinated at closely-timed intervals so that site rehabilitation is required only once. (86-GP-18)

Public Facilities - Buildings, structures, and uses by government agencies to provide public services. In the Rural and Inner-Rural Areas, appropriate public facilities are specifically limited to include:

1.) Flood control rights-of-way, debris basins, and settling ponds;

2.) Subsurface, surface, and air transportation rights-of-way;

3.) Sites for emergency services, government-owned and operated utilities, communications, solid waste and/or wastewater disposal, parks, open spaces, beaches, air quality monitoring stations, survey control points, erosion prevention and control, vehicular inspection, honor farms, housing for public employees (e.g., rangers, caretakers, emergency response personnel), animal control shelters, reservoirs, pump stations, water wells and/or storage tanks, electrical substations. (87-GP-5)

NORTH COUNTY CONSOLIDATION PLANNING AREA (NCCPA) - A planning area for oil and gas development in the western portion of Santa Barbara County, defined by the following boundaries: the Santa Barbara County -- San Luis Obispo County boundary to the north, the three-mile offshore limit line to the west, the Santa Ynez Mountain ridge line to the south, and to the east, U.S. 101 north to CA 154, east along CA 154 to CA 176, north along CA 176 until it turns in a general northwesterly direction, east to the Los Padres National Forest boundary just south of Lookout Mountain, north along the National Forest boundary to the County Line. Maps of this oil and gas consolidation planning area are provided in the siting study incorporated into this element under Land Use Development Policy #11. (89-GP-9)

CONSISTENCY

Agricultural zoning - is consistent with all general plan land use designations, except that land subject to an Agricultural Preserve Contract shall, pursuant to the Criteria for Agricultural Preserves, be designated on the General Plan for an agricultural land use, as well as zoned for agriculture.

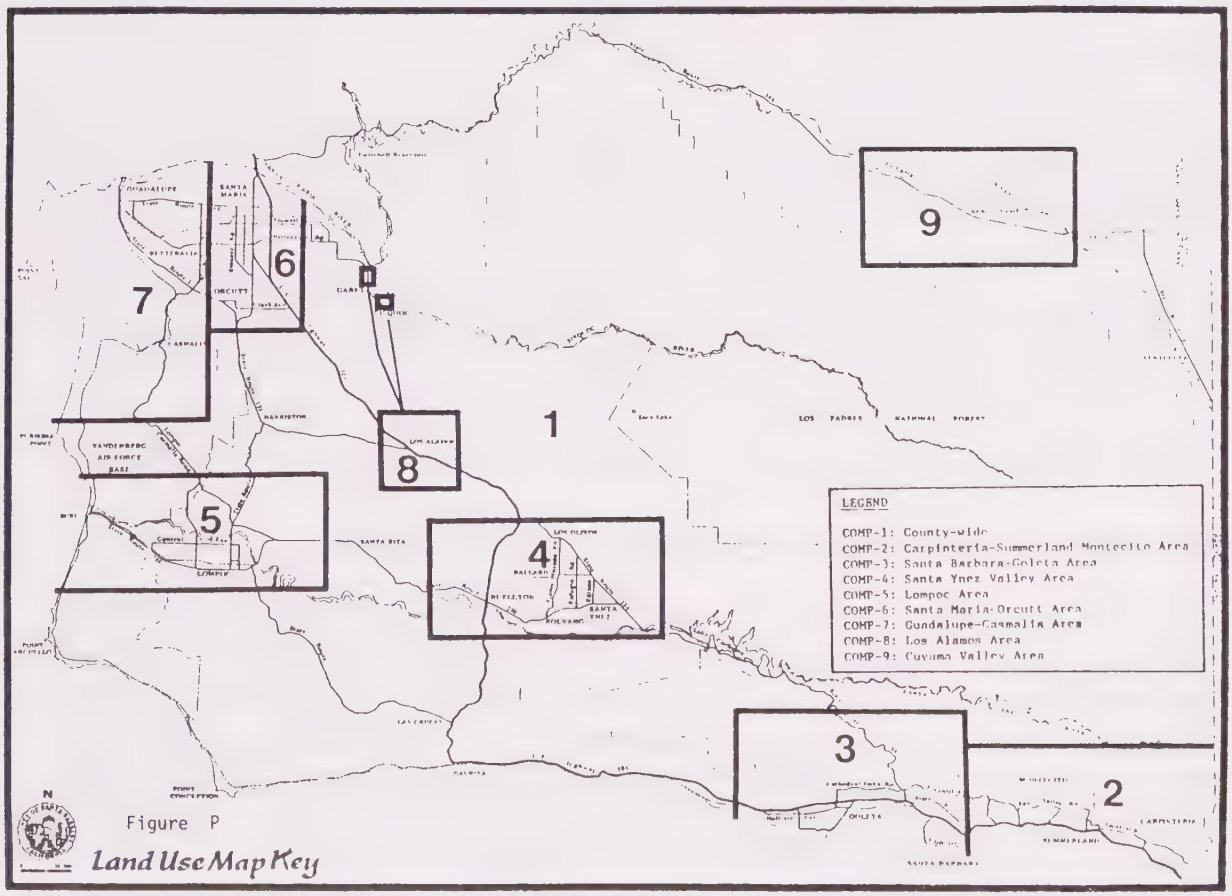


Figure P
Land Use Map Key

Land Use Element Maps

The maps for the Land Use Element consist of the following:

Santa Barbara County Comprehensive Plan
Land Use Element
COMP-1 (1" = 8000')

Summerland Community Plan
Land Use Designations
(1" = 300')

Summerland Community Plan
Land Use Overlay (Land Use and Zoning)
(1" = 300')

Montecito Community Plan
Land Use Designations
(1" = 500')

Montecito Community Plan
Land Use Overlay
(1" = 500')

Montecito Community Plan
Environmentally Sensitive Habitat Overlay (Land Use and Zoning)
(1" = 500')

Santa Barbara County Comprehensive Plan
Land Use Element
Carpinteria Area
COMP-2 (1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Goleta-Santa Barbara Area
COMP-3 (1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Santa Ynez Valley Area
COMP-4 (1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Lompoc Area
COMP-5 (1" = 1000')

- continues -

Land Use Element Maps (continued)

Santa Barbara County Comprehensive Plan
Land Use Element
Santa Maria-Orcutt Area
COMP-6 (1" = 1000')

Santa Barbara County Comprehensive Plan
Land Use Element
Guadalupe-Casmalia Area
COMP-7 (1" = 2000')

Santa Barbara County Comprehensive Plan
Land Use Element
Los Alamos Area
COMP-8 (1" = 600')

Santa Barbara County Comprehensive Plan
Land Use Element
Cuyama Valley Area
COMP-2 (1" = 2000')

CIRCULATION ELEMENT

Concord Stagecoach

Circulation Element

I INTRODUCTION

The Circulation Element is one of the seven Elements mandated by State law for inclusion in County and City General Plans. The Circulation Element identifies key roadway links throughout the unincorporated areas of the County, and along with the other elements of the Comprehensive Plan, guides decisions regarding new development. The objective of this Element is to provide clear traffic capacity guidelines that are intended to maintain acceptable levels of service on the County's roadways and intersections, while allowing reasonable growth within the communities of the unincorporated area.

The Element applies to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan (See Circulation Policy A). In addition, the Element applies standards to projects within the unincorporated area that create impacts to over-capacity intersections within incorporated cities.

The remainder of this Element is divided into four sections. The first section provides definitions of the terms used in this Element. The second section describes the County's roadway classification system. The third section provides a set of roadway and intersection standards and a methodology for determining project consistency with those standards. The fourth section includes the policy statements of this Element.

II DEFINITIONS

Acceptable Capacity: The maximum number of Average Daily Trips (ADTs) that are acceptable for normal operations of a given roadway. As defined by this Element, Acceptable Capacity for a given roadway is a percentage at or between 53 and 80 percent of Design Capacity, depending upon applicable Special Roadway Condition Factors. As defined by this Element, Base Acceptable Capacity is considered to be 80 percent of Design Capacity.

Beneficial Projects: Beneficial Projects are:

a. Residential projects in which 50 percent of the units developed are affordable as defined by the County's affordable housing guidelines, or

b. Residential projects in which 25 percent of the units developed are available to low income buyers/renters per the County's affordable housing guidelines, or

c. Projects proposed by non-profit entities or governmental agencies which will provide public access to sites of significant historical, cultural, or natural resource value, and/or provide essential health, safety, welfare or other community services needs. The applicability of this provision to individual projects shall be subject to a determination by the Planning Commission and/or Board of Supervisors.

Estimated Future Level of Service: For a given intersection, the County-accepted level of service (LOS) based on existing traffic levels and on traffic to be generated by approved but not yet occupied projects as referenced in the public draft environmental documents for the development project under review. The Estimated Future Level of Service must consider all funded but not yet constructed improvements that are planned for completion prior to the project's occupancy. This includes mitigations from projects that have been approved by the Planning Commission or Board of Supervisors but are not yet constructed.

Estimated Future Volume: For a given roadway segment, the most recent County-accepted count of Average Daily Trips (ADTs) plus any ADTs associated with approved projects that are not yet occupied as referenced in the public draft environmental document for the development project under review.

Design Capacity: The maximum number of ADTs that a given roadway can accommodate, based upon roadway design as determined by the County Public Works Department. Design Capacity usually equates to Level of Service (LOS) E/F.

Policy Capacity: The capacity figure in ADTs that is specified for each roadway classification in Section III of this Element (e.g., 5000 ADTs for Collectors).

Remaining Capacity: For a given roadway, the difference between the Acceptable Capacity and the Estimated Future Volume in ADTs.

Special Roadway Condition Factors: Four special categories that can be applied to a given roadway. Special Roadway Condition Factors categories denote that special conditions exist on a given roadway which merit a reduction in the Base Acceptable Capacity of 80 percent of design capacity. The **geometrics category** shall be applied to roadways based upon the presence of curves, slopes, narrow pavement, etc., which substantially limit sight distance, maneuverability, etc. The **design category** shall be applied based upon prevalence of driveways, intersections, or other access points which produce substantial turning movement conflicts, etc. The **special usage category** shall be applied to roadways which have substantial current or projected use by pedestrians, bicycles, equestrians, agricultural equipment or other non-automobile uses. The **on-street parking category** shall be applied to roadways with a current or projected prevalence of on-street parking, including commercial loading areas. Special Roadway Condition Factors shall be applied in the following manner:

APPLICATION OF SPECIAL ROADWAY CONDITION FACTORS

No. of Applicable Categories on a Given Roadway	Acceptable Capacity (Expressed as Percent of Design Capacity)
0	80%
1	73%
2	66%
3	59%
4	53%

III ROADWAY CLASSIFICATION SYSTEM

The roadway classification system consists of seven basic functional classes of roads. The seven roadway classes are as follows:

Freeway: A four or six lane divided arterial highway with full control of access and with grade separations at intersections. As the highest type of road facility, Freeways provide maximum service and safety for through traffic. Freeways serve as the principal arterials of the inter and intra-state system of highways, carrying traffic between cities, traffic generators and points of interest.

Policy Capacity*:

Four Lane Urban:	67,000 ADT
Four Lane Rural:	44,000 ADT
Six Lane Urban:	100,000 ADT
Six Lane Rural:	67,000 ADT

*Assumes 10% Peak Hour, 60% Directional
2,000 Vehicles/Hour Lane Capacity (Urban)
1,300 Vehicles/Hour Lane Capacity (Rural)

Expressway: A four lane arterial highway with at least partial control of access which may or may not be divided or have grade separations at intersections. As a secondary type of intercity or community highway, Expressways carry much of the traffic between important centers of activity and employment.

Policy Capacity*:

Urban:	50,000 ADT
Rural:	33,000 ADT

*Assumes 10% Peak Hour, 60% Directional
1,500 Vehicles/Hour Lane Capacity (Urban)
1,000 Vehicles/Hour Lane Capacity (Rural)

Two Lane Expressway: A two lane arterial highway with at least partial control of access which may have grade separations at intersections. As a secondary type of intercity or community highway, Expressways carry much of the traffic between important centers of activity and employment.

Policy Capacity*:

Urban: 16,000 ADT
Rural: 11,000 ADT

*Assumes 10% Peak Hour, 60% Directional
1,000 Vehicles/Hour Lane Capacity (Urban)
660 Vehicles/Hour Lane Capacity (Rural)

Arterial Road: A divided four lane road with intersections at grade, and partial control of access. Arterial Roads serve as the highest type of facility carrying local traffic within communities. With emphasis on through traffic carrying capability, these roads serve as principal access routes to shopping areas, places of employment, community centers, recreational areas, and other places of assembly.

Policy Capacity: 30,000 ADT

Major Road: An undivided four lane road with intersections at grade and partial control of access. Major Roads serve as a secondary type of arterial facility carrying local through traffic within communities. Major Roads frequently serve as access to shopping areas, employment centers, recreational areas, residential areas, and places of assembly.

Policy Capacity: 20,000 ADT

Two Lane Major Road: An undivided, two lane road with intersections at grade and partial control of access. Two Lane Major Roads serve as a secondary type of arterial facility carrying local though traffic within communities. Two Lane Major Roads frequently serve as access to shopping areas, employment centers, recreational areas, residential areas, and places of assembly. Where such roads serve industrially zoned property, the County Standard Industrial Street Section using 10-foot parking shoulders shall be used.

Policy Capacity: 10,000 ADT

Collector Road: A two lane undivided road with intersections at grade and designed to take a minimum interference of traffic from driveways. Collector Roads are designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation.

Policy Capacity*: 5,000 ADT

*Policy capacity for this road category is limited not by the physical capacity of the road section, but rather by the desirability of maintaining an acceptable traffic level which will not adversely affect residential neighborhood qualities.

IV ROADWAY AND INTERSECTION STANDARDS FOR DETERMINATION OF PROJECT CONSISTENCY

A. Purpose:

This section defines how the policy capacity levels that are defined for the various roadway classifications in this Element will be applied in making findings of project consistency with this Element. This section also defines intersection standards in terms of level of service and provides methodology for determining project consistency with these standards. The intent of this section is to ensure that remaining roadway and intersection capacities are equitably allocated between projects until capital improvements are carried out or until formal updates to this Element or the Land Use Element are performed that will implement new roadway and intersection standards, and/or new land use designations. The standards prescribed in this section shall also serve as a basis for circulation capital improvement planning and funding.

B. Roadway Standards:

The policy capacities provided in this Element shall be used as guidelines for evaluating consistency with this section of this Element. A project's consistency with this section shall be determined as follows:

a. A project that would contribute ADTs to a roadway where the Estimated Future Volume does not exceed the policy capacity would be considered consistent with this section of this Element.

b. For roadways where the Estimated Future Volume exceeds the policy capacity but does not exceed the Acceptable Capacity, a project would be considered consistent with this section of this Element only if the number of ADTs contributed by the project to the roadway was less than or equal to 2 percent of the remaining capacity of that roadway or 40 ADT, whichever is greater.

c. For roadways where the Estimated Future Volume exceeds the acceptable capacity but does not exceed Design Capacity, a project would be considered consistent with this section of this Element only if the number of ADTs contributed by the project to the roadway does not exceed 25 ADT.

d. For roadways where the Estimated Future Volume exceeds the design capacity, a project would be consistent with this section of this Element only if the number of ADTS contributed by the project to the roadway does not exceed 10 ADT.

C. Exceptions/Special Applications for Roadway Standards:

Notwithstanding Section B above, consistency of Beneficial Projects with roadway standards shall be evaluated as follows:

a. A Beneficial Project that would contribute ADTs to a roadway where the estimated future volume does not exceed the policy capacity would be considered consistent with this section of this Element.

b. For roadways where the Estimated Future Volume exceeds the Policy Capacity but does not exceed the Acceptable Capacity, a Beneficial Project would be considered consistent with this section of this Element only if (1) the number of ADTs contributed by the project to the roadway was less than or equal to 5 percent of the Remaining Capacity of that roadway or 40 ADT, whichever is greater, or (2) a finding is made by the Board of Supervisors that the roadway can accommodate the additional ADTs given specific roadway characteristics and cumulative project trips.

c. For roadways where the Estimated Future Volume exceeds the Acceptable Capacity, a Beneficial Project would be considered consistent with this section of this Element only if: (1) the number of ADTs contributed by the project to the roadway is less than or equal to 2 percent of the difference between the design capacity and the Estimated Future Volume or 25 ADTs, whichever is greater; or (2) a finding is made by the Board of Supervisors that the roadway can accommodate the additional ADTs given specific roadway characteristics and cumulative project trips.

D. Intersection Standards:

1. Projects contributing PHTs (peak hour trips) to intersections that operate at an Estimated Future Level of Service that is better than LOS C shall be found consistent with this section of this Element unless the project results in a change in V/C (volume/capacity) ratio greater than 0.20 for an intersection operating at LOS A or 0.15 for an intersection operating at LOS B.

2. For intersections operating at an Estimated Future Level of Service that is less than or equal to LOS "C", a project must meet the following criteria in order to be found consistent with this section of this Element.

   - For intersections operating at an Estimated Future Level of Service C, no project must result in a change of V/C ratio greater than 0.10.

   - For intersections operating at an estimated future Level of Service D, no project shall contribute 15 or more Peak Hour Trips.

   - For intersections operating at an Estimated Future level of Service E, no project shall contribute 10 or more Peak Hour Trips.

- For intersections operating at an Estimated Future Level of Service F, no project shall contribute 5 or more Peak Hour Trips.

3. Where a project's traffic contribution does not result in a measurable change in the V/C ratio at an intersection but does result in a finding of inconsistency with Intersection Standards 1 and 2 above, intersection improvements that are acceptable to the Public Works Department shall be required in order to make a finding of consistency with these intersection standards. A measurable change in V/C ratio shall be defined as a change greater than or equal to 0.01.

4. Where a project's traffic contribution does result in a measurable change in V/C ratio and also results in a finding of inconsistency with Intersection Standards 1 and 2, above, intersection improvements that are sufficient to fully offset the change in V/C ratio associated with the project shall be required in order to make a finding of consistency with these intersection standards.

5. The above intersection standards shall also apply to all projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at levels of service worse than those permitted by the city's Circulation Element.

E. Exemptions

Roadway and Intersection standards stated above shall not apply to:

a. Land use permits and coastal development permits if the Zoning Administrator/Planning Commission/Board of Supervisors has taken final action on a valid prerequisite discretionary approval (e.g. FDP, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.

b. Project applications deemed complete prior to October 1, 1991 which are designed to serve as a mitigation measure for, and were expressly embodied as a condition of approval of a previously approved project.

c. Projects for which a settlement agreement between the property owner and the County was entered into prior to December 3, 1991.

d. Development Agreements for projects for which a Final Development Plan was approved prior to October 1, 1991, and for which a Settlement Agreement expressly contemplates the County will enter into a Development Agreement for such projects in order to conclude the settlement.

V CIRCULATION ELEMENT POLICIES

A. The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element.

1. For the communities of Summerland and Montecito, please see the Circulation chapters of the Summerland and Montecito Community Plan sections of the Coastal Land Use Plan and the Land Use Element of the Comprehensive Plan for the specific Policies and Actions which implement this policy.

B. Individual community and area plans adopted subsequent to this Element shall strive to achieve a balance between designated land uses and roadway and intersection capacity. These community and area plans shall identify areas where increased traffic may create noise levels that could potentially exceed the policies and standards of the Noise Element of the Comprehensive Plan and to the extent feasible, include policies, land use changes and other mitigations to reduce these impacts to insignificance.

C. The County shall continue to develop programs that encourage the use of alternative modes of transportation including, but not limited to, an updated bicycle route plan, park and ride facilities, and transportation demand management ordinances.

D. The County shall maintain a seven-year Capital Improvement Plan. The Plan shall be updated by the Public Works Department and presented to the Planning Commission and the Board of Supervisors for review at a public hearing before each body on an annual basis. The Plan shall contain a list of transportation projects to be undertaken ranked in relative priority order and include estimated cost, and if known, estimated delivery year for each project.

E. A determination of project consistency with the standards and policies of this Element shall constitute a determination of project consistency with the Land Use Element's Land Use Development Policy #4 with regard to roadway and intersection capacity.

TABLE 1
SAMPLE
APPLICATION OF CIRCULATION ELEMENT STANDARDS
TO SELECTED ROADWAYS

ROADWAY	EXISTING VOLUME	POLICY CAPACITY	DESIGN CAPACITY	53% ACCEPTABLE CAPACITY	ADTs ALLOWED	66% ACCEPTABLE CAPACITY	ADTs ALLOWED	80% ACCEPTABLE CAPACITY	ADTs ALLOWED
FOSTER	6,000	5,000	11,800	6,254	40	7,788	40	9,440	68
LAKEVIEW	8,500	5,000	11,800	6,254	25	7,788	25	9,440	40
BRADLEY (2 lane)	15,000	10,000	16,000	8,480	25	10,560	25	12,800	25
EDISON	6,000	5,000	11,800	6,254	40	7,788	40	9,440	68
McMURRAY	5,000	5,000	11,800	6,254	40	7,788	55	9,440	88
HOT SPRINGS (S. of East Valley)	10,700	10,000	16,000	8,480	25	10,560	25	12,800	42
EMBARCADERO DEL MAR	7,200	5,000	11,800	6,254	25	7,788	40	9,440	44
CALLE REAL (W. of Glen Annie)	9,900	5,000	11,800	6,254	25	7,788	25	9,440	25

Circulation Element Maps

The maps for the Circulation Element consist of the following:

Santa Barbara County Comprehensive Plan
Circulation Element
CIRC-1 (1" = 8,000')

Santa Barbara County Comprehensive Plan
Circulation Element
Carpinteria Area
CIRC-2 (1" = 1,000')

Summerland Community Plan
Circulation Element (1" = 300')

Montecito Community Plan
Circulation Element (1" = 1,000')

Santa Barbara County Comprehensive Plan
Circulation Element
Goleta-Santa Barbara Area
CIRC-3 (1" = 1,000')

Santa Barbara County Comprehensive Plan
Circulation Element
Santa Ynez Valley Area
CIRC-4 (1" = 1,000')

Santa Barbara County Comprehensive Plan
Circulation Element
Lompoc Area
CIRC-5 (1" = 1,000')

Santa Barbara County Comprehensive Plan
Circulation Element
Santa Maria-Orcutt Area
CIRC-6 (1" = 1,000')

- continues -

Circulation Element Maps (continued)

Santa Barbara County Comprehensive Plan
Circulation Element
Guadalupe-Casmalia Area

CIRC-7 (1" = 2,000')

Santa Barbara County Comprehensive Plan
Circulation Element
Los Alamos Area

CIRC-8 (1" = 600')

Santa Barbara County Comprehensive Plan
Circulation Element
Cuyama Valley Area

CIRC-9 (1" = 2,000')

NOTE: As a new community plan is adopted for each planning area in the County, new Circulation Element Maps will be adopted for that planning area.

ENVIRONMENTAL RESOURCE MANAGEMENT ELEMENT

Valley Oak

Environmental Resource Management Element - ERME

INTRODUCTION*

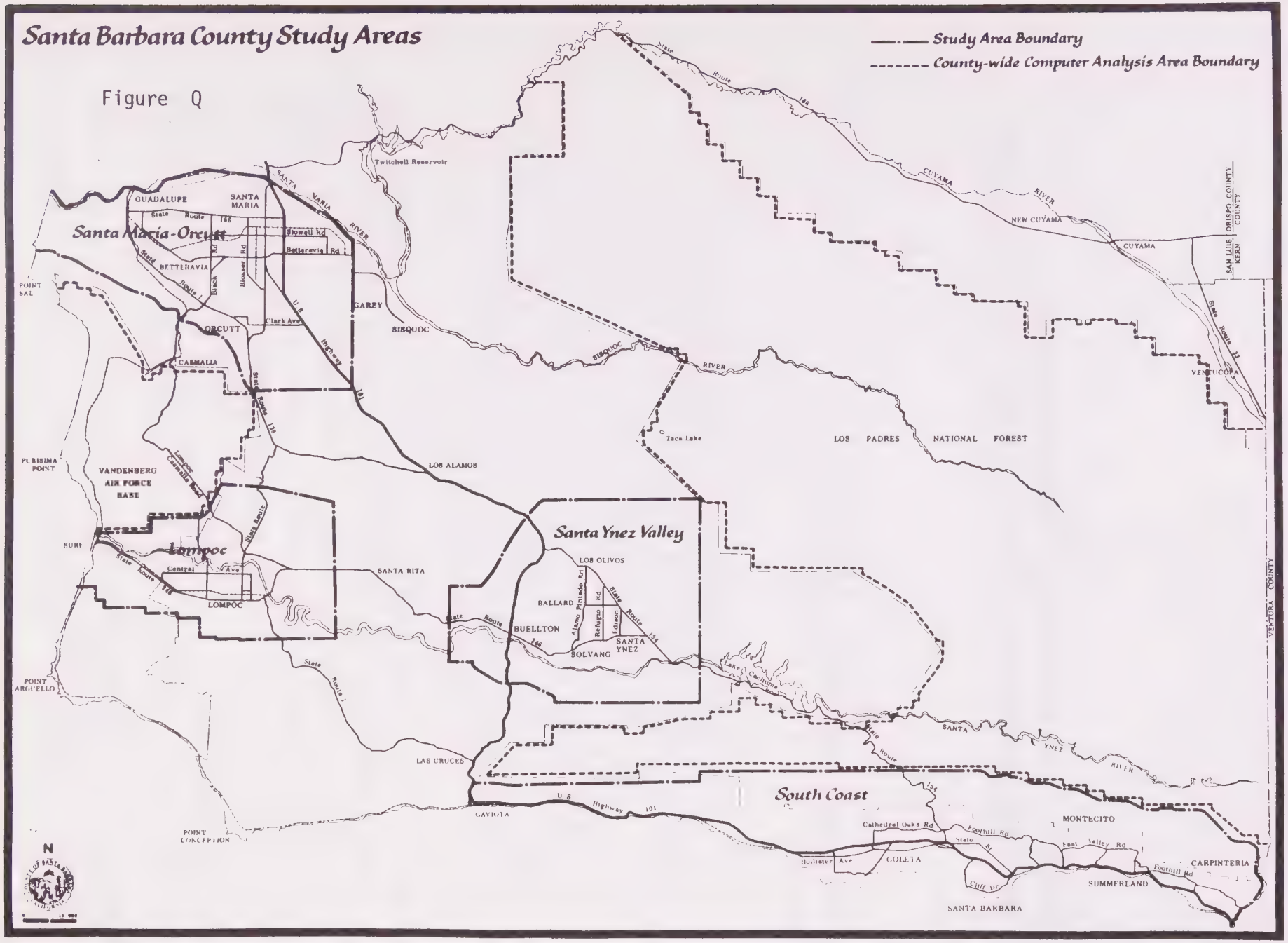
The relationship among the elements is a point that is emphasized in Guidelines for Local General Plans.** As stated in the Guidelines:

> The elements of the general plan are all, to some degree, related and interdependent, since together they provide the policy framework to direct development needed to serve people and their activities within a given political jurisdiction and its area of influence... The open space element is primarily a tool for protection of the community's natural environment, providing critical input into the preparation of the land use and circulation elements. The seismic safety, conservation, and scenic highways elements provide direct input to this element, and for this reason the community may wish to combine these elements into the environmental resources management element.

The Santa Barbara County Environmental Resources Management Element (ERME) summarizes the various environmental factors analyzed in the Seismic Safety and Safety, Conservation, and Open Space Elements, and relates these factors to proposals on County open space preservation. Thus, the original complete information is retained for reference in the technical elements, while the results are presented in the ERME. This will enable the County staff, Planning Commission, Board of Supervisors, and others to

*ERME text and maps apply to Urban, Inner Rural, and Rural Neighborhood areas only.

**California Council on Intergovernmental Relations, September 1973.


Santa Barbara County Study Areas
Study Area Boundary
County-wide Computer Analysis Area Boundary
Figure Q
Santa Maria-Orcutt
Santa Ynez Valley
South Coast
Lompoc
SANTA MARIA
GUADALUPE
ORCUTT
CASMALIA
LOMPOC
LOS ALAMOS
SANTA RITA
BUELLTON
SOLVANG
SANTA YNEZ
LOS OLIVOS
BALLARD
GAREY
SISQUOC
TWITCHELL RESERVOIR
NEW CUYAMA
CUYAMA
VENTUCOPA
LOS PADRES NATIONAL FOREST
Zaca Lake
VANDENBERG AIR FORCE BASE
POINT SAL
PURISIMA POINT
POINT ARGUELLO
POINT CONCEPTION
LAS CRUCES
GAVIOTA
MONTECITO
GOLETA
CARPINTERIA
SUMMERLAND
SANTA BARBARA
VENTURA COUNTY
SAN LUIS OBISPO COUNTY
KERN COUNTY
Lake Cachuma
SANTA YNEZ RIVER
SISQUOC RIVER
CUYAMA RIVER
SANTA MARIA RIVER
Highway 101
State Route 1
State Route 135
State Route 154
State Route 166
State Route 246
State Route 33
Cathedral Oaks Rd
Foothill Rd
East Valley Rd
Hollister Ave
State St
Cliff Dr
Clark Ave
Betteravia Rd
Stowell Rd
Black Rd
Blosser Rd
Central Ave
Alamo Pintado Rd
Refugio Rd
Edison
Casmalia Road
Lompoc Casmalia Road
Black Road
N

refer to a single source to obtain pertinent environmental data for a particular area of the County, and to determine the County's recommendations with respect to development of that area. A series of maps were prepared for the Environmental Resources Management Element. These are the ERME Factors maps - showing the variety of environmental data. For purposes of the study, the County was divided into four study areas mainly on the basis of population. The boundaries are shown on the Santa Barbara County Study Areas map. The study areas consist generally of the following:

South Coast: Areas along the coast, extending from Gaviota Pass to the Ventura County line and from the coast to the approximate crest of the Santa Ynez mountains.

Santa Ynez Valley: Approximately square area in the Santa Ynez River Valley, extending from the vicinity of Buellton on the west to San Lucas Ranch on the east, beyond Los Olivos to the north, and south to and including the foothills of the Santa Ynez mountains south of the Santa Ynez River.

Lompoc: Roughly rectangular area along the Santa Ynez River, extending from the Pacific Ocean on the west to Santa Rita Valley on the east, north to the approximate crest of the Purisima Hills (but not including Vandenberg Air Force Base), and south to and including the hills south of the Lompoc Urban area.

Santa Maria-Orcutt: Includes the area bounded by the Pacific Ocean on the west, Casmalia and Solomon Hills on the south, Fulger Point-Bradley Canyon on the east, and the Santa Maria River on the north.

The map scale for the ERME Factors is 1" = 8,000' countywide, and 1" = 2,000' for the study areas. These maps are available in the office of the County Resource Management Department.

ERME FACTORS

This map series depicts 25 separate environmental factors. Where more than one factor occurs in a particular area, the overlap is indicated. The source elements (i.e., Seismic Safety and Safety, Conservation, Open Space) are indicated in each listing, so that more comprehensive information can be obtained when necessary.

Geologic Problems Index V. This is a computer analysis model that takes into account geologic, seismic, and soil conditions. Lands classified as GPI V have problems severe enough to warrant retention, in most cases, in their natural state, or they may be used for cultivated agriculture and grazing, or certain low-intensity recreational uses. (Seismic Safety and Safety Element)

Geologic Problems Index IV. These lands have moderate-severe problems, including all of the same factors present on GPI V lands. Careful study of each of the problems present in GPI IV lands is essential before decisions can be reached on development proposals, because a single factor may be severe enough to warrant retention in open space. On the other hand, development of part or all of a site may be permissible where many factors coexist but special building techniques can provide adequate protection against hazards. (Seismic Safety and Safety Element)

Areas subject to inundation by tsunamis. Because they would affect only a limited coastal area and because there is no reliable historic record to substantiate a damage-producing seismic wave in this area, tsunamis are considered separately from other GPI factors. Under certain tide and storm conditions, a tsunami could affect lands up to 20 and 25-foot elevation, and run-up under these conditions could extend to as high as 40 feet above sea level. (The Seismic Safety and Safety Element included tsunamis in the Geologic Problems Index)

Active and historically active earthquake fault zones. These zones are represented by bands 150 feet wide on either side of the fault. Within these limits a geological report, including subsurface investigation, should be required prior to grading development permission. (The Seismic Safety and Safety Element recommends a 50-foot setback from a fault, within which no development would be permitted. Although less restrictive, the ERME requirement will serve to locate a fault more exactly.)

Potentially active earthquake fault zones. The same standards for active and historically active faults apply.

Reservoirs and areas tributary to existing and proposed reservoirs. Areas tributary to existing facilities are important for the protection of local water resources. No activities that would significantly degrade the quality of surface water supplies or increase silt production should be permitted. In the case of the two proposed reservoirs, Salsipuedes and Round Corral, the areas tributary to the future sites should remain undeveloped until such time as final decisions are made on their construction. Also included in this class are other major water supply facilities such as the South Coast Conduit. (Conservation Element)

Stream channels with flood hazard. These are streams with significant drainage areas. In addition to restricting the conveyance of water, development in these areas could pose a severe danger to life and property. (Seismic Safety and Safety Element)

Stream channel recharging groundwater. These are stream channels from which significant recharge to usable underlying groundwater bodies from surface runoff takes place. These channels must remain open space to protect the water resource. In many cases, usage other than for light recreational activities also could endanger the quality of the water supply. Most of these stream channels are those with flood hazard, and consequently the two

factors are combined on the maps. (Seismic Safety and Safety Element, Conservation Element)

Floodway areas. The floodway is the water course and the portion of the adjacent flood plain required for passage of the waters of a 100-year flood. The floodway represents the area in which no encroachment should be permitted that would impair the ability to convey flows. (Seismic Safety and Safety Element)

100-year flood plain with proposed improvements constructed, and 100-year flood plain with existing improvements only. These lands represent the flood plain (outside of the floodway area) as it presently exists or as it would exist in the future if additional flood control improvements are constructed. Although development in these areas could be permitted after adequate protection measures were taken, this course of action should not be permitted west of the City of Lompoc because the flood hazard there is sufficiently severe to preclude all future development in the 100-year flood plain. (Seismic Safety and Safety Element)

Areas with unknown flood hazard. For many streams, data on potential flood hazard are not available. Because most of these waterways are removed from population centers, future urbanization of their tributary areas is unlikely. However if development were to be proposed, a detailed evaluation should be required. (Seismic Safety and Safety Element)

Slopes 30 percent and greater. Although steep slopes are not always hazardous in themselves, landslides, soil erosion, and other geologic hazards are most prevalent in these areas. Even if landslide and slope stability problems are solved by engineering design, other problems can ensue, both in known hazardous areas and in areas thought to be safe, resulting in damage on the building site itself, as well as on sites at lower elevations. Another important problem arising from building on steep slopes is

that it usually results in significant scarring of the terrain because massive grading generally is necessary for both access and for siting the structure. (Open Space Element)

Slopes 20 to 30 percent. Although not as hazardous or unsightly as development on steeper slopes, development on lands this steep should be minimized because they often are subject to geologic problems, comprise portions of important watersheds, or form the scenic backdrop of urban communities. (Open Space Element)

Airport hazard and noise. Areas within and near the approach patterns of the four airports (Santa Barbara, Santa Maria, Lompoc, and Santa Ynez) should be designated for special review of development proposals because of safety hazard and noise impact problems. (For more detailed information on airport noise, in addition to data on other noise-impacted areas, see Santa Barbara County Noise Element.)

Existing croplands with a high soil series rating or on Class I and II soils. All existing croplands on prime soils should be preserved. In the study areas, prime soils were defined as those with a high soil series agricultural suitability rating according to a classification system devised by the County Farm Advisor's office. Elsewhere the Soil Conservation Service's Soil Capability Classes I and II were used to identify prime soils. (Conservation Element)

Existing croplands with a moderate or low soil series rating or on Class III and IV soils. Even though they may not be as productive as prime soils lands, for similar reasons these agricultural lands should be preserved insofar as possible. (Conservation Element)

Lands highly suitable for expansion of cultivated agriculture. The lands in this classification are those which, according to the Suitability for Expansion of Agriculture computer analysis model,

are highly suitable for expansion of cultivated agriculture, and consequently they are worthy of preservation. High soil series agricultural suitability ratings were considered in the study areas, and Soil Capability Classes I and II in the rest of the County. (Conservation Element)

Mineral resources sites. Mineral resources are important to the County economy and, in some cases, to the national and state economies as well. However, mineral extraction can have adverse environmental impacts, and existing operations should be monitored and proposed new or expanded operations subjected to review and imposition of conditions necessary to protect the environment. Site rehabilitation and reuse plans should be required for mineral extraction sites; and when the resource is depleted, the ERME should be revised to fit the new use. (Conservation Element)

Existing parks and recreation areas, historic sites and archaeological sites. Because existing parks and park sites definitely programmed for public acquisition can be considered as permanent open spaces, overlaps with other environmental factors are not shown on the ERME maps. (Complete environmental data for these areas are available on computer maps and original source maps on file with the County Resource Management Department). Historic sites five acres and larger are shown. (Mapping of historic sites can be found in the Conservation Element.) Archaeological sites cannot be mapped for publication due to problems of vandalism and theft. (A copy of the archaeological site map is on file with the County for use in preparing environmental impact reports and otherwise evaluating applications for development permission.)

Open space suitable for outdoor recreation. These lands are shown in the Recreation Study* as having the highest suitability for light or heavy recreation use, as well as being the most scenic of all the highly suitable sites. They were identified by utilizing computer analysis models that took into account existing land use,

*Royston, Hanamoto, Beck & Abey, Environmental Planners and Landscape Architects, December 1974.

the tolerance/intensity of environmental biology, water supply distribution, protection of local water resources, slope, slope stability and slides, elevation, flood hazard, and scenic value.

Proposed scientific preserves. The environmental biologists made recommendations for scientific preserves (areas which would be closed to the general public to minimize deleterious environmental effects occurring both naturally and through man's activities) on 57 different sites throughout the county and offshore. These preserves include 14 ecological communities of greatest interest that have been judged as rare and/or endangered. Vandenberg Air Force Base and the Channel Islands are among the recommended preserves. The vast majority of the Vandenberg land is relatively undisturbed and contains important plant and animal communities, including marine life and coastal dunes. The islands are of extreme scientific interest because they are a showcase of the way in which fundamental biological processes proceed, especially evolution and genetics. (Conservation Element)

Prime examples of common ecological communities, significant habitats. Eleven communities representing twelve sites and nine freshwater streams (including 100 feet on either side as a protective buffer zone) were selected by the environmental biologists as prime examples of common ecological communities. These communities are not rare, but are patches within larger communities representing the dominant species and remaining relatively undisturbed. Six additional areas of introduced grasslands and roosting sites for birds that are significant habitats also are included in this factor. (Conservation Element)

Areas of significant biological value. These are additional areas noted by the environmental biologists as having special biological value. (Conservation Element)

Areas of high scenic value. The county's scenic beauty is one of the principal factors that has attracted its residents and visi-

tors. Highly scenic areas, selected utilizing a computer analysis model supplemented by field inspections of travel corridors and urban perimeters, are shown on the maps. (Open Space Element)

Scenic Corridors. An analysis of scenic values in travel corridors was included in the Open Space Element. Computerized analytical models were supplemented by visual surveys. The following routes were classified as having the highest scenic values:

U.S. 101: Los Alamos-Buellton
U.S. 101: Gaviota Beach-South Coast Urban Complex
U.S. 101: Montecito-Rincon Point
Cal. 1 : Lompoc-U.S. 101
Cal. 154: Los Olivos-U.S. 101
Cal. 154: Lake Cachuma-Santa Barbara
Cal. 166: Santa Maria-Cuyama
Cal. 176: Santa Maria-Los Olivos
Jalama Road: Cal. 1-Jalama County Park
Jalama County Park-Gaviota Beach State Park
Drum Canyon Road: Los Alamos-Lompoc-Buellton link
Torro Canyon Park-Serena Park

Portions of State Routes 1 and 154 are already designated as official State Scenic Highways. (See also Santa Barbara County Scenic Highways Element).

Because they are in public ownership, Los Padres National Forest and Vandenberg Air Force Base were subject to less intensive environmental study than the rest of the county. Data on the following factors are available and are shown on the ERME Factors maps if appropriate: active and historically active earthquake fault zones, potentially active fault zones, areas tributary to reservoirs, stream channels recharging groundwater, floodway areas, 100-year flood plain, areas with unknown flood hazard, slopes 30 percent or greater, slopes 20 to 30 percent, existing parks and recreation areas, existing croplands with high soil series rating or on Class I and II soils, existing croplands with a moderate or low soil services rating or on Class III or IV soils, proposed scientific preserves, prime examples of common

ecological communities and significant habitats, areas of significant biological values, and mineral resources sites. Data on the following factors were not mapped for these areas: Geologic Problems Index, open space suitable for outdoor recreation, lands highly suitable for expansion of cultivated agriculture, areas of high scenic value, and scenic corridors.

For the Channel Islands, only geology, earthquake faults, and environmental biology were studied. Although they are not mapped, all four of the islands in the county are proposed to be classified as scientific preserves and left in open uses, as well as closed to general public use.

The purpose of the ERME FACTOR maps is to translate the summarized environmental factors information into a general* expression of County policy on environmental resources management. These ERME Factors maps depict environmental constraints on development which differ in intensity and importance. Some of these constraints are so serious that they dictate that development be limited to relatively few areas. Others pose severe obstacles to development that are usually, but not always, insurmountable. Still other constraints, while significant, do not rule out all development, but make it advisable to review development applications on a case-by-case basis and to impose appropriate limitations or conditions on grants of permission. All lands within the Urban, Inner-Rural and Rural areas that are identified as affected by one or more environmental constraints are classified in one of three categories on the ERME maps. The ERME maps propose the following policies on development of lands subject to environmental constraints unless these constraints are disapproved by site-specific information.

A. All urbanization**should be prohibited.

*The ERME Factors maps are not site specific and at a smaller scale (1" = 2,000') than the Land Use Maps (1" = 1,000').
**See Land Use Definitions section for definition of Urbanization.

B. Urbanization should be prohibited except in a relatively few special instances.

C. Urbanization could be permitted only in appropriate instances, subject to project plan review and imposition of specific conditions to protect against hazards and to preserve the integrity of the land and environment.

Lands not subject to identified environmental constraints are classified in a fourth category:

D. Urbanization should be permitted unless necessary public services could not readily be provided, or development would result in undesirable social consequences and where conditions to protect against hazards are imposed.

In the above classifications, the A Category is subject to the greatest and/or most numerous environmental constaints, resulting in the policy prohibiting urban development. The B Category lands, though subject to lesser environmental constraints, are not suitable for any urban development except in a relatively few special instances. The remaining lands classed as Category C and D within the Urban area are the candidates for urban development.

The ERME FACTORS maps proposed the following policies on development of lands subject to environmental constraints.

Catetory A: Urbanization should be prohibited.

- Lands with Geologic Problems Index V.
- Reservoirs and areas tributary to existing and proposed reservoirs.
- Stream channels with flood hazard or recharging groundwater.
- Floodway areas.
- Slopes 30 percent and greater.

- Existing croplands with a high agricultural suitability rating (within study areas) or a Class I or II soil capability classification. Modification to permit urban uses may be made, within Urban areas, on parcels of ten (10) acres or less.
- Agricultural preserves subject to Williamson Act agreements.
- Mineral resources sites.
- Existing parks and recreation areas, historic sites, archaeological sites (archaeological sites not shown for security reasons).
- Proposed scientific preserves.

Category B: Urbanization should be prohibited except in a relatively few special instances.

- Lands with Geologic Problems Index IV.
- 100-year flood plain (except west of the City of Lompoc).
- Slopes 20 to 30 percent.
- Existing croplands with a moderate or low agricultural suitability rating (in urban areas) or a Class III or IV soil capability classifiction.
- Lands highly suitable for expansion of cultivated agriculture.
- Prime examples of common ecological communities, significant habitats.

Category C: Urbanization could be permitted only in appropriate instances, subject to project plan review and imposition of specific conditions to protect against hazards and to preserve the integrity of the land and environment.

- Areas subject to inundation by tsunamis.
- 150 feet on either side of active and historically active earthquake fault zone.

- 150 feet on either side of potentially active earthquake fault zones.
- Areas with unknown flood hazard.
- Airport hazard and noise impact areas.
- Areas of significant biological value.
- Areas of high scenic value.
- Scenic corridors.
- Open space suitable for outdoor recreation.

It will be noted that agricultural preserves, although not subject to environmental constraints, are included in Category A. The reason is that in entering into Williamson Act agreements, the county has made a legal commitment that the land will remain in agricultural use for a minimum of ten years, subject to automatic annual renewal.

Fire Hazard. Although areas subject to extreme fire hazard and high fire hazard do not appear on the maps, they are mapped in the Seismic Safety and Safety Element. It is proposed that the county adopt a policy that all development proposals on sites shown on the Fire Hazard map as subject to extreme or high fire hazard be reviewed to ensure that adequate fire protection measures will be taken - a prodedure comparable with requiring a geologic report for all development projects.

ERME Maps

Environmental Resource Management Maps Consist of the Following:

Santa Barbara County
Environmental Resource Management Element: 1
EMRE Factors

South Coast Area
Environmental Resources Management Element: 2
ERME Factors

Santa Ynez Valley Area
Environmental Resources Management Element: 3
ERME Factors

Lompoc Area
Environmental Resources Management Element: 4
ERME Factors

Santa Maria-Orcutt Area
Environmental Resources Management Element: 5
ERME Factors

Appendix

Participating County Staff

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Graydon B. Hall, Jr., Agricultural Commissioner
George E. Goodall, County Farm Advisor
Charles Wagner, Director, Public Works Department
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Ray Coudray, Development Division, Geology
James M. Stubchaer, Flood Control Engineer
Michael H. Pahos, Director, Park Department
Leland R. Steward, Director of Transportation
Charles Lawrance, County Water Agency

Other Information Sources

U.S. Forest Service
Vandenberg Air Force Base
Santa Barbara County-Cities Area Planning Council
Santa Barbara County Transportation Study (SCOTS)
Santa Barbara County Fire Department
City of Carpinteria
City of Guadalupe
City of Lompoc
City of Santa Barbara
City of Santa Maria
University of California, Berkeley
University of California, Santa Barbara
Pacific Gas and Electric Company
Southern California Edison Company
Southern California Gas Company

The Energy and Land Use Chapter of this document was prepared by Donald K. Schultz, Ph.D., with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under provisions of the Federal Coastal Zone Management Act of 1972.

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Community Plans

Beginning in 1992, areawide updates to the 1980 Land Use and Circulation Elements were accomplished through the adoption of Community Plans. These Plans typically consist of separately bound text and maps, along with appropriate amendments to the text and maps contained and referenced herein.

Summerland Community Plan - Board of Supervisors Resolutions 92-238 (Land Use), April 27, 1992; and 92-308 (Circulation), May 19, 1992.

Montecito Community Plan - Board of Supervisors Resolutions 92-516 (Land Use) and 92-514 (Circulation), September 15, 1992.

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Includes the major topics of the nine Comprehensive Plan Elements